



**City of Biddeford
City Council**

February 4, 2025 at 6:00 PM
City Hall Council Chambers & Zoom

[Click to Join Zoom Meeting Online](#)

Or call in by phone: +1 312 626 6799

Meeting ID: 985 3289 8001

Passcode: 302115

1. Roll Call
2. Pledge of Allegiance
3. Adjustment(s) to Agenda
4. Appointments
 - 4.a Mayor Appointments to a Committee-Citizen
5. Public Addressing the Council
(3 minute limit per speaker for up to a total of 15 minutes)
6. Consideration of Minutes
 - 6.a Council Minutes 1-21-25
7. Orders of the Day
 - 7.a Update - Riverwalk Repair Bid at Overlook
 - 7.b Update - Riverwalk Construction Bid from Laconia Plaza to Pearl Street
8. Committee of the Whole
 - 8.a Condo Conversion Ordinance
9. Public Addressing the Council
(5 minute limit per speaker)
10. City Manager Report
11. Other Business
12. Council President Addressing the Council

13. Mayor Addressing the Council
14. Executive Session-MRS 405(6)(d) Labor Negotiations
15. Adjourn

City of Biddeford



2025.13 IN BOARD OF CITY COUNCIL...FEBRUARY 4, 2025
BE IT ORDERED, that I Martin Grohman, do hereby appoint:

Anthony Mariello
Ward 3
To the Downtown Development Commission
for a term to expire December 31, 2027.

Rick Laverriere
Ward 6
To the Biddeford Fire Advisory Committee
for a term to expire December 31, 2029

Attest by: _____
Robin Patterson, City Clerk

Committee, Board, and Commission Application Form

Application

Name Anthony Mariello

Pronouns He/him/his

Ward 3

Need to find your Ward?

Click here to find your Ward on a map or a list of streets.

(Section Break)

Which City Committee, Board or Commission do you request to be appointed to? Downtown Development Commission, Planning Board

If other, please list below. Field not completed.

Why are you interested in serving the City of Biddeford? I have always ensured to be an engaged participant in any community that I am a part of. The Biddeford community has always been a part of me and has enabled me to become the person that I am today. It is incredibly important that I continue to stay engaged in Biddeford, contributing my experience, knowledge, skills, and time in any way that I can. I do so with the goal of helping the city in continuing its upward growth.

I had the distinct pleasure of serving on the former Mayor, Alan Casavant's, 2021 re-election campaign team and found this experience to be extremely rewarding. Working with likeminded individuals towards a shared goal of helping elect the individual we believed was best able to further the growth of the city was an experience I will always remember. I hope to have a similar experience when working on a Biddeford Committee.

I believe that I have the experience, knowledge, and skills necessary to find great success when serving on a committee. I am also confident that the committee experience will provide me with further professional and personal growth that will be of value in future endeavors.

Please list any experience that may be pertinent to the Board or Committee in which you are requesting to serve. Ernst & Young - Business Consultant (Current Position)

- Assist clients in designing and implementing risk management and internal control strategies to mitigate strategic, financial, operational, and compliance risks.

Board of Directors - A Running Passion (<https://arunningpassion.org/>) - Current Position

Board of Directors - Prospect Hill Community Foundation (<https://www.prospecthillcf.org/>) - Current Position

BerryDunn - State Government Consulting Intern

- Worked with the State of Vermont to identify current issues in the state's school district's accounting system.

- Assisted the State of Oregon's Enterprise Information Services division in creating a vision for the

group's strategic framework and key service catalogs.

Dell Technologies - Global Business Operation Intern

- Engaged in various roles that embody project management and internal consultative work.

Father Bill's & MainSpring - Resource Development Intern

- Researched prospective organizations that could partner with Father Bill's and MainSpring to help

them in better serving the homeless population in Massachusetts.

Alan Casavant Re-election Campaign - Team Member

- Supported the incumbent mayor of Biddeford, Maine in capturing the young adult vote in the 2021

mayoral election.

Bentley University Involvements: Bentley Student Government Association (Senator), Bentley Entrepreneurship Society (President), Bentley Nonprofit Society (Senior Advisor), Bentley Service-Learning and Civic Engagement Center (Student Director), Bentley Office of International Education (Peer Advisor), Bentley DE&I Consulting Group (Student Consultant)

Please list any prior experience serving on any public Boards, Commissions or Committees (and approximate dates). No experience on public boards but have served on boards of nonprofit organizations (as shown above).

Committee, Board, and Commission Application Form

Application

Name Rick Laverriere

Pronouns Field not completed.

Ward Ward 6

Need to find your Ward?

[Click here to find your Ward on a map or a list of streets.](#)

(Section Break)

Which City Committee, Board or Commission do you request to be appointed to? Biddeford Fire Advisory Committee

If other, please list below. Field not completed.

Why are you interested in serving the City of Biddeford? I have been interested in serving the City of Biddeford for most of my adult life

And I still want to continue with volunteering for the City of Biddeford.

Volunteered many times to help during Hazardous waste at Public Works

Please list any experience that may be pertinent to the Board or Committee in which you are requesting to serve. I have been on the Biddeford Fire Advisory Committee for many years, and during all that time I have learned many things, Meeting different people, and the actual operations of the Fire Department

I also was involved with volunteering to drive (Support Bus 206) to fires and other things that I have been asked to do.

Please list any prior experience serving on any public Boards, Commissions or Committees (and approximate dates). 10 Years on the City Council (2 years I was Council President)

Finance Committee

Capital Projects Committee (Chair)

Personnel Committee

Maine Energy Committee (To purchase the property)

Biddeford Airport Commision (Chair)

Biddeford Athletic Association (10 Years)

Biddeford City Council

January 21, 2025, Meeting Minutes

Mayor Grohman called the meeting to order at 6:00 P.M.

1. Roll Call

Councilors LaFountain, Lessard, Ortiz, Emhiser, Whiting, Beaupre, Gross, Belanger and Doughty were present.

2. Pledge of Allegiance

Mayor Grohman led the “Pledge of Allegiance.”

3. Adjustment(s) to Agenda

There were no adjustments to the agenda.

4. Recognition

4.a. Recognition of Phil Radding

Mayor Grohman and the City Council recognized Phil Radding for his longtime dedication to the restoration of Biddeford City Hall. Phil served as Director of Facilities for the City of Biddeford for 12 years, retiring in 2019. Throughout his tenure, Phil worked diligently to garner community support for the cause of restoring our historic building. It was not until 2020 that taxpayers voted to approve a bond for repairs and improvements to municipal buildings, including City Hall. Once plans for the renovation work were underway, Phil enthusiastically answered the call to come back to the City of Biddeford to serve as the Project Manager. The project completed in 2024 under Phil's oversight included a complete exterior restoration of the appearance of the clock tower, featuring regilding of the dome, new lighting in the tower, and the restoration of the weathervane to its original design. The bell in the clock tower also was restored to working order and now rings on the hour. A new fire suppression system was installed in the building and all windows were replaced. A certificate of appreciation signed by Mayor Grohman and the City Council expresses profound gratitude for Phil's exemplary service as Project Manager! Mr. Radding received a round of applause.

5. Proclamation

5.a. Dr. Martin Luther King Jr. Day of Remembrance

Mayor Grohman read a proclamation celebrating the legacy and enduring contributions of Reverend Dr. Martin Luther King, Jr. The proclamation was prepared and submitted for Mayor Grohman's consideration by the Diversity, Equity and Inclusion Committee, and members of the committee joined the Council for the reading of the proclamation.

6. Appointments

6.a. 2025.11 Approval/Mayoral Appointments to Citizen Committees

Mayor Grohman appointed Carmen Bernier to the Airport Commission, Abigail Woods to the Recycling and Waste Management Commission, Denis Rioux to the Conservation Commission, Syed Zafar to the Diversity, Equity and Inclusion Committee, and Kevin Locke to the Veterans Committee.

Motion by Councilor Belanger.

Second by Councilor Beaupre.

Vote: Unanimous in favor.

Motion passed.

7. Public Addressing the Council

Rick Lafrance, Ward 5, questioned the process for funding to the Seeds of Hope Project. He noted that Council had requested monthly financial reporting on the project which has not been available to the public.

Delilia Poupore, Heart of Biddeford, encouraged all to participate in their events including, “Wellness Crawl,” “Restaurant Week,” “Sweets, Streets, and Stories,” “Art of Biddeford,” and “Winterfest.”

8. Consideration of Minutes

8.a Council Minutes 1-7-25

Motion by Councilor Beaupre.
Second by Councilor Belanger.
Vote: Unanimous in favor.
Motion passed.

9. Second Reading

9.a 2025.09 Approval of Payment to Jim Godbout for Seeds of Hope Project

Motion by Councilor Belanger.
Second by Councilor Whiting.

City Manager Bennett explained that this is not a city project, and the city intended to support the project by using community development funding. He recommended allocating the funds from contingency to the Seeds of Hope Project and rededicating the community development funding to other qualified projects that are already committed in the tax base. Staff will provide recommendations to Council for alternate plans of the community development funding.

Motion by Councilor Lessard to amend the order as presented by City Manager for funding to come out of contingency.
Second by Belanger.
Vote: Unanimous in favor.
Motion passed.

Motion by Belanger to abstain Councilor Beaupre from voting.
Second from Councilor LaFountain.
Vote: Unanimous in favor.
*Motion passed.

Vote on amended order: Unanimous in favor (*Beaupre abstained).
Amended order passed.

10. Orders of the Day

10.a 2025.10 Approval / Draft Strategic Plan and Application for Opioid Settlement Funds

Motion by Councilor Belanger.
Second by Councilor Lessard.
Vote: Unanimous in favor.
Motion passed.

Council requested quarterly financial updates. General Assistant Supervisor Jake Hammer will amend the title to include “2025-2026” and confirmed that the Plan will be updated every two years (next update expected in November 2026).

11. Public Addressing the Council

There were no public comments.

12. City Manager's Report

City Manager Bennett commended Jake Hammer for a job well done adding that the right person in the right seat makes all the difference.

City Manager Bennett reported that the auditors will be here on Monday and is confident they will be able to get their work done in two weeks due to Finance Director Gerry Matherne's hard work, adding that the right person in the right seat makes all the difference.

City Manager Bennett provided a brief financial update.

13. Other Matters

Councilor Lessard reported that the last JFK School Reuse Committee Meeting is tomorrow night at 5:30PM. The Committee will be delivering a list of optional uses for that location to Council and this list will not include details or funding options.

Councilor Emhiser, Mayor Grohman, and members of city staff met with Maine DEP relative to the consent agreement, engineers from Wright Pierce were also present. He noted that Council will need to review and update the old administrative consent agreement.

14. Council President Addressing the Council

Council President LaFountain would like to review the TIF (tax increment financing) accounts to look at the forecasted amount of money prior to, or during, the budget process.

15. Mayor Addressing the Council

Mayor Grohman reported that a workshop will be held on Tuesday, February 11th at 5:30 P.M. on the topic of housing to discuss all projects in the works and review the Condo Conversion Ordinance.

Mayor Grohman encouraged participation at "Mayors Night Out" on Wednesday, February 5. Join Mayors Grohman, Casavant, Dion, and MacPhail at participating restaurants in Biddeford to raise money for the Wolterbeek family. Sgt. Jacob Wolterbeek was Biddeford's most decorated officer and served for 18 years until his tragic death in a traffic accident on December 12. Jake leaves behind his wife Julie and three young children under 5. All funds raised will be dedicated to the family to help secure their future.

Mayor Grohman commended the Knights of Columbus for donating the amount of \$1,000 to Biddeford education dedicated to the backpack program.

Mayor Gorham noted that Rotary Park has the all-time greatest sledding hills.

Mayor Grohman reported that Biddeford is participating in PIT (Point in Time) on Wednesday through Friday which is the once-a-year time to count the unhoused people across the nation.

Mayor Grohman is looking forward to Winterfest from February 7th through 9th.

16. Adjourn

Motion to adjourn the meeting by Councilor Belanger.

Second by Councilor Beaupre.

Vote: Unanimous in favor.

The meeting was adjourned at 7:13 P.M.

Respectfully submitted,
Laurie L. McAllister



City Council

Meeting Date: February 4, 2025
Meeting Time: 6:00 PM
Agenda Item No: 7.a
Item Description: Update - Riverwalk Repair Bid at Overlook
Submitted By: Roby Fecteau, Code Enforcement Office

Supporting Information/Documentation:

None

Key Terms:

Executive Summary:

City staff has been in discussions with several construction companies that can perform the work for the river wall/ river walk plaza. A formal bid process took place, and bids were received on January 30, 2025. Due to the bids being over the current grant, staff is not recommending approval at this time. Once a funding source is determined, it will be presented to the council for action.

Detailed Review:

City staff has been in discussions with several construction companies that can perform the work for the river wall/ river walk plaza. A formal bid process took place, and bids were received on January 30, 2025. Due to the bids being over the current grant, staff is not recommending approval at this time. Once a funding source is determined, it will be presented to the council for action. As the Finance Committee and City Council are aware, the Public Works Department is severing as the general contractor. Staff is providing an update at this time to identify the results of the recent bid process. Below is a summary of the current project information.

Bids were received and opened on January 30, 2025.

Earth Work:

Shaw Bros: **\$1,885,506.77** This includes an alternate low bid for stone wall reconstruction

Wall Construction:

H.B. Flemming: **\$4,075,000.00**

Concrete Work:

Consigli Construction: **\$1,890,000.00**

CPM Constructors: \$2,967,625.00

Bancroft Construction: \$2,680,365.00

Engineering/ Project Management: **\$600,000.00**

General : Survey/Insurance/Testing: **\$165,000.00**

Subtotal: **\$8,615,506.77**

Contingency 15%: **\$1,170,000.00**

Low Bid Total without contingency: **\$9,785,506.77**

Funding Source:

FEMA-4647-DR-ME - Approved Project Award : Project # 672295

Total Award excluding local 4% match: \$5,375,875.03

Local 4% match: \$212,905.94

Total available funding: \$5,588,780.97

Funding shortfall: \$4,196,725.80

Staff Recommendation:

N/A - Update only



City Council

Meeting Date: February 4, 2025
Meeting Time: 6:00 PM
Agenda Item No: 7.b
Item Description: Update - Riverwalk Construction Bid from Laconia Plaza to Pearl Street
Submitted By: Brian S. Phinney, COO

Supporting Information/Documentation:

20250129 Wright-Pierce Bid Evaluation and Recommendation - REFERENCE, 20250120 Great Falls Construction Bid - Riverwalk to Pearl St - BID SHEET

Key Terms:

Executive Summary:

The Biddeford Riverwalk project extends from Mechanics Park to the One Diamond property, with construction completed through Laconia Plaza, except for the Overlook section, pending repairs. The next phase, from Laconia Plaza to Pearl Street, is funded with \$3,000,000 allocated from the Pearl Street Garage Project. The sole bid from Great Falls Construction, at \$4,054,302, exceeds the allocated budget by \$1,054,302, and staff is evaluating funding options for the shortfall. A recommendation will be presented to the Finance Committee by March 18, 2025.

Detailed Review:

The Biddeford Riverwalk has been designed to extend from Mechanics Park through the One Diamond property. Construction is complete from Mechanics Park through Laconia Plaza with the exception of the Overlook, which is currently scheduled for repair pending bid review and availability of funding. The next section, from Laconia Plaza to Pearl Street, is the subject of this update. It should be noted that developer agreements include provisions for construction of the Upper Falls Way and One Diamond sections of the Riverwalk.

Funding for the Laconia Plaza to Pearl Street section has been reserved. The Pearl Street Garage Project included \$3,000,000 for completion of this phase. Due to the timing of design, permitting and subsequent completion date of the garage, the funds were returned to the City and serve as the funding source under account 420-34200-40594.

A request for proposal (RFP) for construction of the Laconia Plaza to Pearl Street section was

issued. The RFP specified a due date of January 21st. Although several bidders expressed interest only one (1) submitted a bid. The bidder is Great Falls Construction of Gorham, ME. Wright-Pierce reviewed the bid and found it to be in line with expected market pricing. The RFP included a bid alternate for wall repair. The bid alternate is recommended by Wright-Pierce reducing the bid to \$4,054,302.

This is still \$1,054,302.00 greater than the \$3,000,000 reserve. Staff is bringing this forward as an update to make the Finance Committee aware of the results of the bid process. Additional work is required to evaluate the \$1,054,302 shortfall and review available funding sources in light of incomplete FY23 and FY24 Audits. The RFP specified that pricing shall remain valid for a period of 60-days from date of bid opening placing the expiration date on March 22, 2025.

Working backwards from this date, the item will be brought back before the Committee with a funding recommendation on or before March 18th.

Funding Source:

N/A - Update only

Staff Recommendation:

N/A - Update only

January 29, 2025

Brian S. Phinney, COO
City of Biddeford
PO Box 586
Biddeford, ME 04005

**SUBJECT: Biddeford Riverwalk – Saco Falls & Riverdam Boardwalks
Evaluation of Bids**

Dear Brian,

We have completed our review of the bid that was received on January 21, 2025, for the Biddeford Riverwalk Project. This letter represents a summary of our findings.

One bid was received for the project and reviewed. A tabulation of the bid is attached. The project includes the development and installation of an ADA compliant switchback ramp and wheelchair lift, the development and installation of wooden and concrete boardwalk sections, the development and installation of painted black steel and cast-in-place concrete staircases, safety railings and fencing as needed for the aforementioned structures, slope gradation, excavation and excavation support, repair of existing retaining wall, and necessary erosion control measures. The project also includes a bid alternate for stone masonry retaining wall repair (concrete).

Great Falls Construction of Gorham, Maine submitted the only bid of \$4,377,622.00 (Base Bid). The Total Bid Amount is \$4,054,302.00 when the Base Bid is adjusted to include Bid Alternate No. 1 using concrete to repair the stone retaining wall and eliminate the removing/restacking the retaining wall stones. Although this bid exceeds our original project budget by roughly \$450,000 (13%), Wright-Pierce believes this is a fair price for the work based on the volatility of construction pricing in the current market.

Great Falls Construction's bid included copies of the following items which were reviewed and accepted by Wright-Pierce:

- 1) Verification of Addendums No 1 & 2
- 2) Bid Certification
- 3) Business Certificate
- 4) Bid Bond
- 5) Liability Insurance Certificate
- 6) Qualifications Statement

- 7) Project Manager Resume
- 8) Current (2024) Experience Modification (EM)

Based on the above, Wright-Pierce recommends forwarding Great Falls Construction's bid proposal as the low responsive and responsible bid to the City Council for review and contract award. As with any contract of this nature, the City should anticipate the possibility of minor changes in the cost of the work associated with change orders and variation in estimated quantities as the project progresses.

Upon concurrence and approval of the award by the City Council, the next step in the process is to issue the Notice of Award to Great Falls Construction in the amount of \$4,054,302.00.

Sincerely,
WRIGHT-PIERCE



Jason Gallant, PE
Project Manager
jason.gallant@wright-pierce.com

Enclosure:

As-submitted Bid
Bid Tabulation

cc: Charles Daigle, PE, Wright-Pierce
Kim McIntire, Wright-Pierce

SECTION 00410BID FORM FOR CONSTRUCTION CONTRACT

The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 1—OWNER AND BIDDER

1.01 This Bid is submitted to:

City of Biddeford, P.O. Box 586, Biddeford, ME 04005

Biddeford Riverwalk

Saco Falls & Riverdam Boardwalks

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2—ATTACHMENTS TO THIS BID

2.01 The following documents are submitted with and made a condition of this Bid:

- A. Required Bid security; Attached
- B. List of Proposed Subcontractors; Will supply upon award
- C. List of Proposed Suppliers; Will supply upon award
- D. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such authority within the time for acceptance of Bids; Attached
- E. Contractor's license number as evidence of Bidder's State Contractor's License or a covenant by Bidder to obtain said license within the time for acceptance of Bids; n/a
- F. Required Bidder Qualification Statement with supporting data; Attached

ARTICLE 3—BASIS OF BID—LUMP SUM BID AND UNIT PRICES

3.01 *Base Bid Items*

- A. Bidder will complete the Work in accordance with the Contract Documents for the following lump sum, unit price and allowance items.
- B. Bidder acknowledges that:
 - 1. each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and
 - 2. estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Work will be based on actual quantities, determined as provided in the Contract Documents (estimated "*").

Item No.	Description	Unit	Quantity	Bid Unit Price	Bid Amount
1	Mobilization/Demobilization	LS	1	115,000	\$
2	Erosion and Sediment Control	LS	1	108,000	\$
3.1	Contaminated Material and Groundwater Management Plan and Testing	LS	1	18,000	\$
3.2	Handling and Disposal of Contaminated Materials	Allow	\$50,000	50,000	\$
3.3	Handling and Disposal of Contaminated Groundwater	Allow	\$50,000	50,000	\$
4	Demolition	LS	1	73,000	\$
5	Clearing and Grubbing	LS	1	193,000	\$
6	Loaming and Seeding	LS	1	85,000	\$
7	Riprap	LS	1	157,000	\$
8	Chain-link Fence	LS	1	25,000	\$
9	Stone Masonry Retaining Wall Repair – Remove/Reset	LS	1	441,360	\$
10	Concrete Foundations	LS	1	1.00	\$
11	Concrete Stairway Replacement	LS	1	1.00	\$
12	Concrete Walkways	LS	1	752,000	\$
13	Structural Steel	LS	1	1,168,500	\$
14	Stainless Steel Ice Shield	LS	1	121,000	\$
15	Timber Framing	LS	1	342,000	\$
16	Decking	LS	1	237,000	\$
17	Steel Guardrail and Handrails	LS	1	239,000	\$
18	Mechanical (Vertical Platform Lift)	LS	1	169,000	\$
19	Electrical	LS	1	33,800	\$
Total Base Bid					\$

3.02 *Bid Alternates*

- A. Bidder will complete the Work in accordance with the Contract Documents for the following bid alternate items.

Alternate 1: Stone Masonry Retaining Wall Repair – Concrete	\$ 118,000
---	------------

3.03 *Total Bid (Base Bid Plus All Bid Alternates)*

Total Bid (Total of all Lump Sum and Unit Price Bids)	\$ 4,495,662.00
---	-----------------

ARTICLE 4—DELETED

ARTICLE 5—DELETED

ARTICLE 6—TIME OF COMPLETION

- 6.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.
- 6.02 Deleted.
- 6.03 Deleted.
- 6.04 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7—BIDDER'S ACKNOWLEDGEMENTS: ACCEPTANCE PERIOD, INSTRUCTIONS, AND RECEIPT OF ADDENDA

7.01 *Bid Acceptance Period*

- A. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

7.02 *Instructions to Bidders*

- A. Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security.

7.03 *Receipt of Addenda*

- A. Bidder hereby acknowledges receipt of the following Addenda:

Addendum Number	Addendum Date
Addendum 1	12/18/2024
Addendum 2	1/3/2025

ARTICLE 8—BIDDER'S REPRESENTATIONS AND CERTIFICATIONS

8.01 *Bidder's Representations*

- A. In submitting this Bid, Bidder represents the following:
1. Bidder has examined and carefully studied the Bidding Documents, including Addenda.
 2. Bidder has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 3. Bidder is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work, including all American Iron and Steel requirements.
 4. Bidder has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing

procedures of construction to be employed by Bidder, if selected as Contractor; and
(c) Bidder's (Contractor's) safety precautions and programs.

7. Based on the information and observations referred to in the preceding paragraph, Bidder agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
8. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
9. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
10. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
11. The submission of this Bid constitutes an incontrovertible representation by Bidder that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

8.02 *Bidder's Certifications*

A. The Bidder certifies the following:

1. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation.
2. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid.
3. Bidder has not solicited or induced any individual or entity to refrain from bidding.
4. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 8.02.A:
 - a. Corrupt practice means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process.
 - b. Fraudulent practice means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition.
 - c. Collusive practice means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels.
 - d. Coercive practice means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

BIDDER hereby submits this Bid as set forth above:

Bidder:

GREAT FALLS CONSTRUCTION

By: Jonathan Smith (typed or printed name of organization)
(individual's signature)
Name: Jonathan Smith
(typed or printed)
Title: President
(typed or printed)
Date: 1/21/25
(typed or printed)

If Bidder is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.

Attest: Joseph Smith (individual's signature)
Name: Joseph Smith
(typed or printed)
Title: Business Development
(typed or printed)
Date: 1/21/25
(typed or printed)

Address for giving notices:

20 Mechanic Street, Gorham, Maine 04038

Bidder's Contact:

Name: Nicky Hutchins
(typed or printed)
Title: Estimator
(typed or printed)
Phone: 207-839-2744
Email: nhutchins@greatfallsinc.com
Address: 20 Mechanic Street, Gorham, Maine 04038

Bidder's Contractor License No.: (if applicable) n/a

END OF SECTION

Condominium conversions.

[Ord. No. 2006.12, 3-21-2006]

A.

Purpose. The purpose of this article is to regulate the conversion of rental housing to condominiums in order to:

1.

Minimize the potential adverse impacts of such conversion on tenants.

2.

To ensure that such converted housing is safe and decent.

To these ends, this article shall be liberally construed.

B.

Applicability. This article shall apply to the conversion of any rental unit to a condominium.

C.

Definitions. For the purpose of this article, the following terms shall be defined as follows, unless otherwise clearly implied:

CONDOMINIUM

Any interest in real estate created pursuant to the Unit Ownership Act, 33 M.R.S.A. § 560 et seq., or its equivalent, as it may from time to time be amended.

DEVELOPER

Any person or other legal entity, but not including an established lending institution unless it is an active participant in a common promotional scheme, who, whether acting as principal or agent, records a declaration of condominium that includes real estate, any portion of which was previously a rental unit.

TENANT

Any occupant in lawful possession of a rental unit, whether by lease, sublease, or otherwise.

UNIT

Any building, or portion thereof, used or intended to be used primarily as a separate dwelling.

D.

Protection of tenants.

1.

Notice of intent to convert. A developer shall give to each tenant written notice of intent to convert at least 120 days before the tenant is required by the developer to vacate. The notice shall set forth specifically the rights of tenants under Subsections 72D1, 72D2, and 72E, and shall contain the following statement: "If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments." The notice shall also set forth the offer price and all terms and conditions of the option to purchase. If the notice specifies a date by which the tenant is required to vacate, the notice may also serve as a notice of termination under the applicable law of forcible entry and detainer, if it meets the requirements thereof. The notice shall be hand-delivered to the tenant or mailed, by certified mail, return receipt requested, postage prepaid, to the tenant at the address of the unit or such other address as the tenant may provide. The notice shall be effective when actually received. No tenant may be required by a developer to vacate without having been given notice as required herein, except for the reasons specified in the applicable law of forcible entry and detainer, and in accordance with the procedures thereof. The terms of a tenancy, including rent, may not be altered during the notice period, except as expressly provided in a preexisting written lease. If, within 120 days after a tenant is required by a developer to vacate, the developer records a declaration of condominium without having given notice as required herein, the developer shall be presumed to have converted in violation of this article.

2.

Option to purchase. For a sixty-day period following the giving of notice as required in Subsection 72D1, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following 180 days at a price or on terms more favorable than the price or terms previously offered to the tenant, unless the more favorable price or terms are first offered exclusively and irrevocably to the tenant for an additional sixty-day period. This subsection shall not apply to

any rental unit that, when converted, will be restricted exclusively to nonresidential use. If, within two years after a developer records a declaration of condominium, the use of any such unit is changed such that but for the preceding sentence, this subsection would have applied, the developer shall be presumed to have converted in violation of this article.

E.

Relocation payments. If the tenant does not purchase the unit, the developer shall, before the tenant is required by the developer to vacate, make a cash payment to the tenant in an amount equal to the amount of rent paid by the tenant for the immediately preceding two months. Additionally, the developer shall, upon demand, provide assistance to the tenant in the form of referrals to other reasonable accommodations.

F.

Conversion permit. Before conveying or offering to convey a converted unit, the developer shall obtain a conversion permit from the Code Enforcement Office. The permit shall issue only upon receipt of a completed application therefore in a form to be devised for that purpose, payment of a fee of \$150 per unit, and a finding, upon inspection, that each unit, together with any common areas and facilities appurtenant thereto, is in full compliance with all applicable provisions of Chapter 18 (Building Code), Chapter 18 (Electrical Installations), Chapter 18 (Minimum Standards for Dwellings) of this Code, and the Life Safety Code as adopted by the state. The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request.

G.

Variation by agreement. No provision of, or right conferred by, this article may be waived by a tenant, by agreement or otherwise, and any such waiver shall be void. Any attempt to require, encourage, or induce a tenant to waive any provision hereof, or right conferred hereby, shall be a violation of this article. Nothing herein shall be construed to void any term of a lease which offers greater rights than those conferred hereby