



**City of Biddeford
Finance Committee**

February 4, 2025 at 5:00 PM
City Hall Council Chambers & Zoom

[Click to Join Zoom Meeting Online](#)

Or call in by phone: +1 312 626 6799

Meeting ID: 924 2094 1921

Passcode:000099

1. Call to Order
2. Approval of Minutes
 - 2.a Meeting Minutes of January 22, 2025
3. Signing of the Expenditure Warrant
4. Discussion/Approval
 - 4.a Update on TIF Funds
 - 4.b Update - Riverwalk Repair Bid at Overlook
 - 4.c Update - Riverwalk Construction Bid from Laconia Plaza to Pearl Street
5. Other Business
6. Adjourn

City of Biddeford
Finance Committee
January 22th 5:00 PM Council Chambers & Zoom

1. Call to order 5:00 PM

Roll call:

Councilor Beaupre: Present

Councilor Lessard: Present

Councilor LaFountain: Present

Mayor Grohman: Present

2. Approval of the Minutes

Motion: Move to accept Beaupre

Second: Lessard

Vote: Unanimous in favor.

3. Signing of the expenditure warrant

No warrant to sign

4. Discussion/Approval

4.a Sewer Billing Update

Finance Director gave update on Sewer Billing including current billing cycles for monthly and quarterly billing, contact information, the type of response residents can expect and update on Maine Water.

4.b Veteran flags for Memorial Day

City Manger James Bennett gave an update on current funding sources for 5 cemeteries (Account #21166-60310).

St Joseph's	\$2.000
St. Mary's	\$450
St. Demetries	\$130
Greenwood	\$270
Woodlawn	\$403

5. Other Business

RKO will be here next Monday, January 27th for in field work. City Manager Bennett will give update on assigned and unassigned fund balance. He went over Capital information.

Motion: Councilor Beaupre motion to adjourn

Second: Councilor Lessard

Vote: Unanimous in favor.

Meeting adjourned at 5:16 pm.



Finance Committee

Meeting Date: February 4, 2025
Meeting Time: 5:00 PM
Agenda Item No: 4.a
Item Description: Update on TIF Funds
Submitted By: James Bennett, City Manager

Supporting Information/Documentation:

20250204 TIF Fund Review - JAB

Key Terms:

Executive Summary:

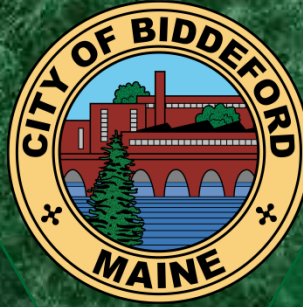
Presentation on TIF Fund.

Detailed Review:

Summary of TIF Fund.

Funding Source:

Staff Recommendation:

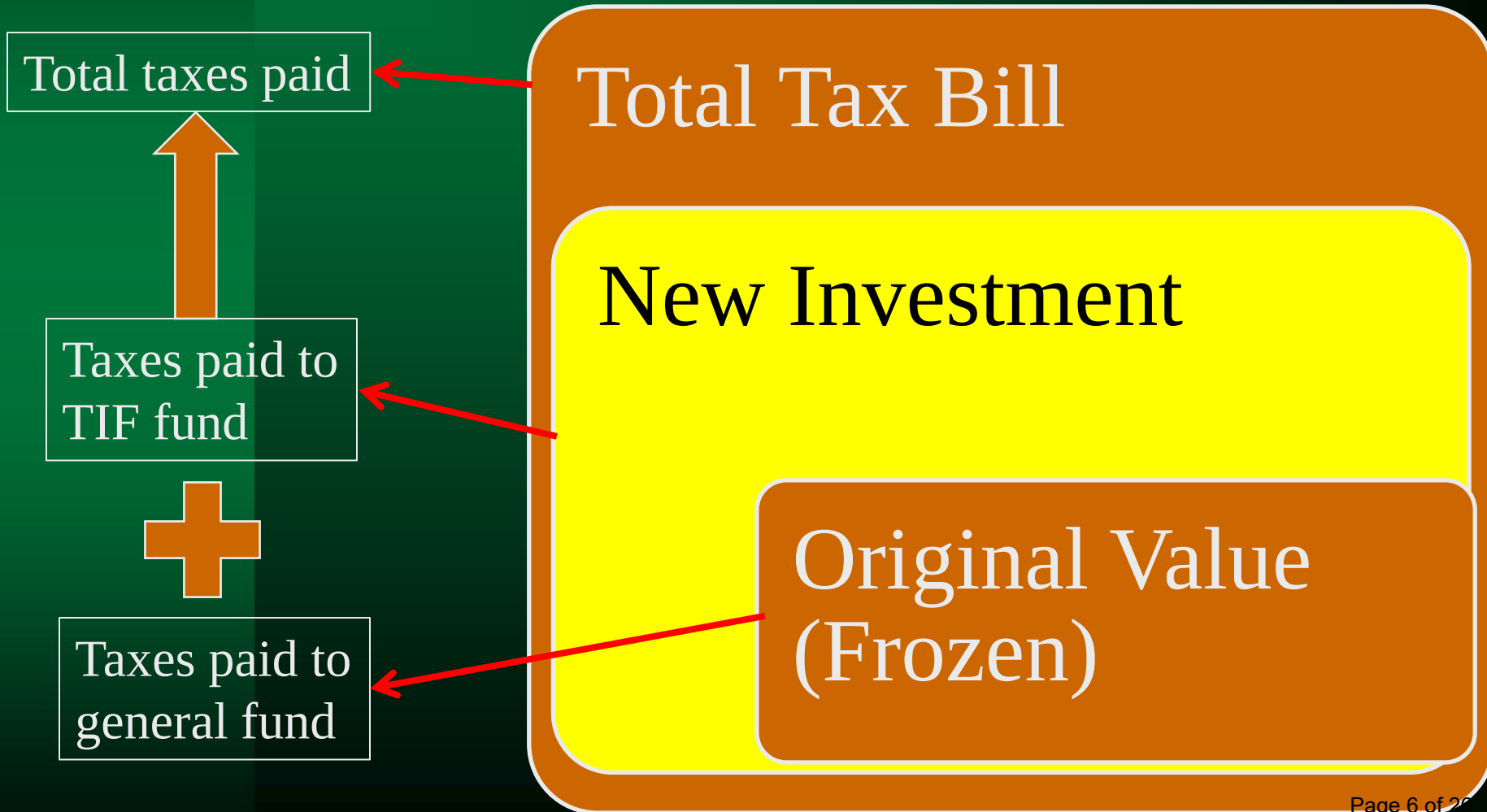


Tax Increment Financing: Updated Financials

February 4, 2025



What Is Incremental?





What Is '*Tax Shift*'?

- ✓ Under state law, the new valuation created in a TIF district does not count towards state value

State does not count

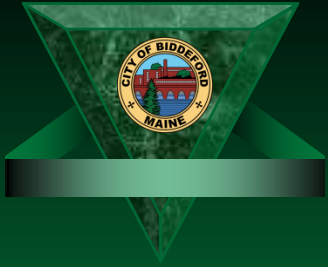
Original Value



Loss Due to Tax Shift

- Expenses & Revenues Impacted by Valuation
 - State aid to education (revenue)
 - Revenue sharing (revenue)
 - York County tax (expense)

- Note: Impacts are 2 to 3 years after local change



Non-TIF Shelter Funds

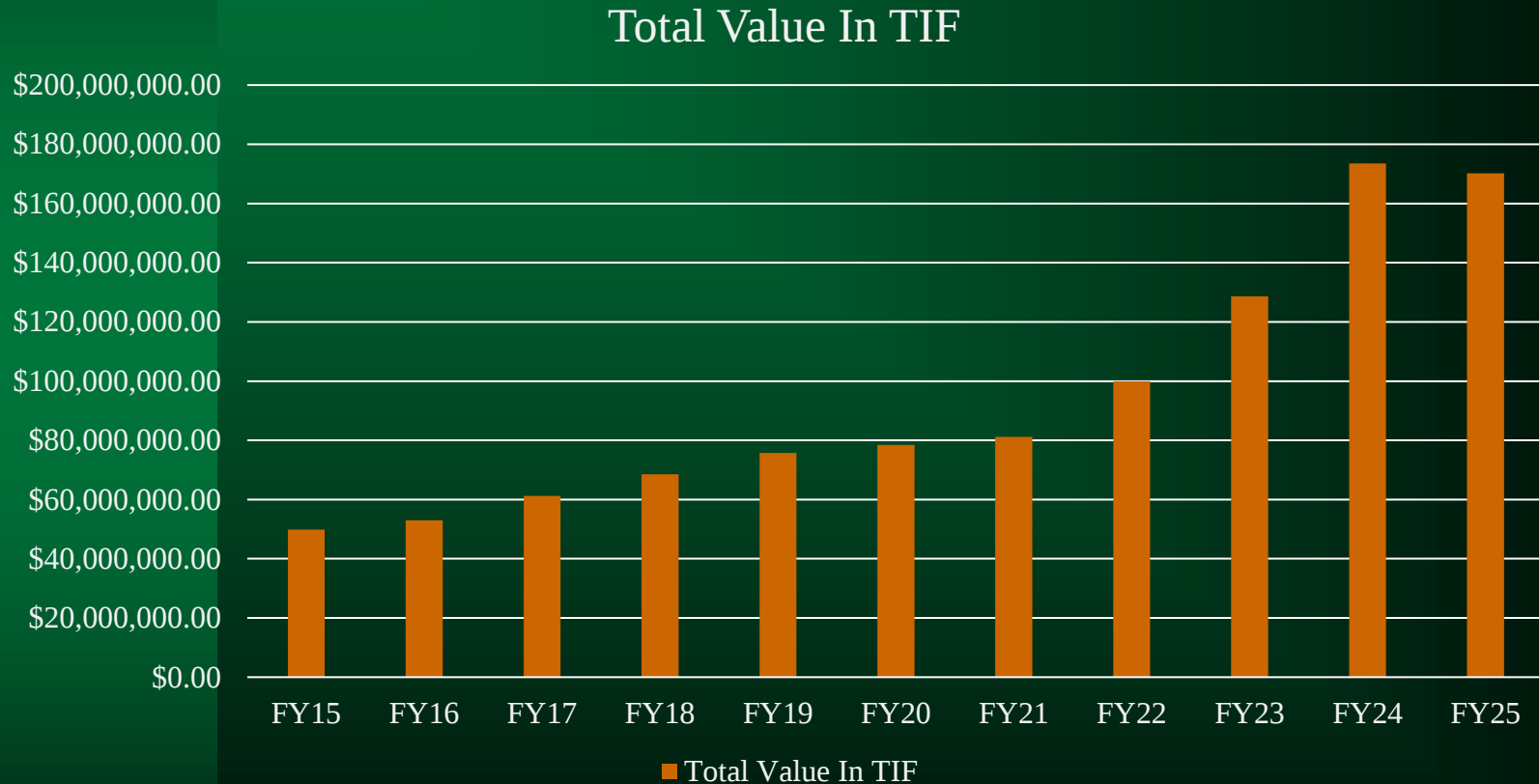


\$52.00 kept locally

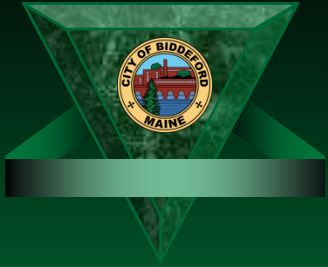
\$48.00 shared with other communities via the 3 formulas



Total Valuation Tax Sheltered

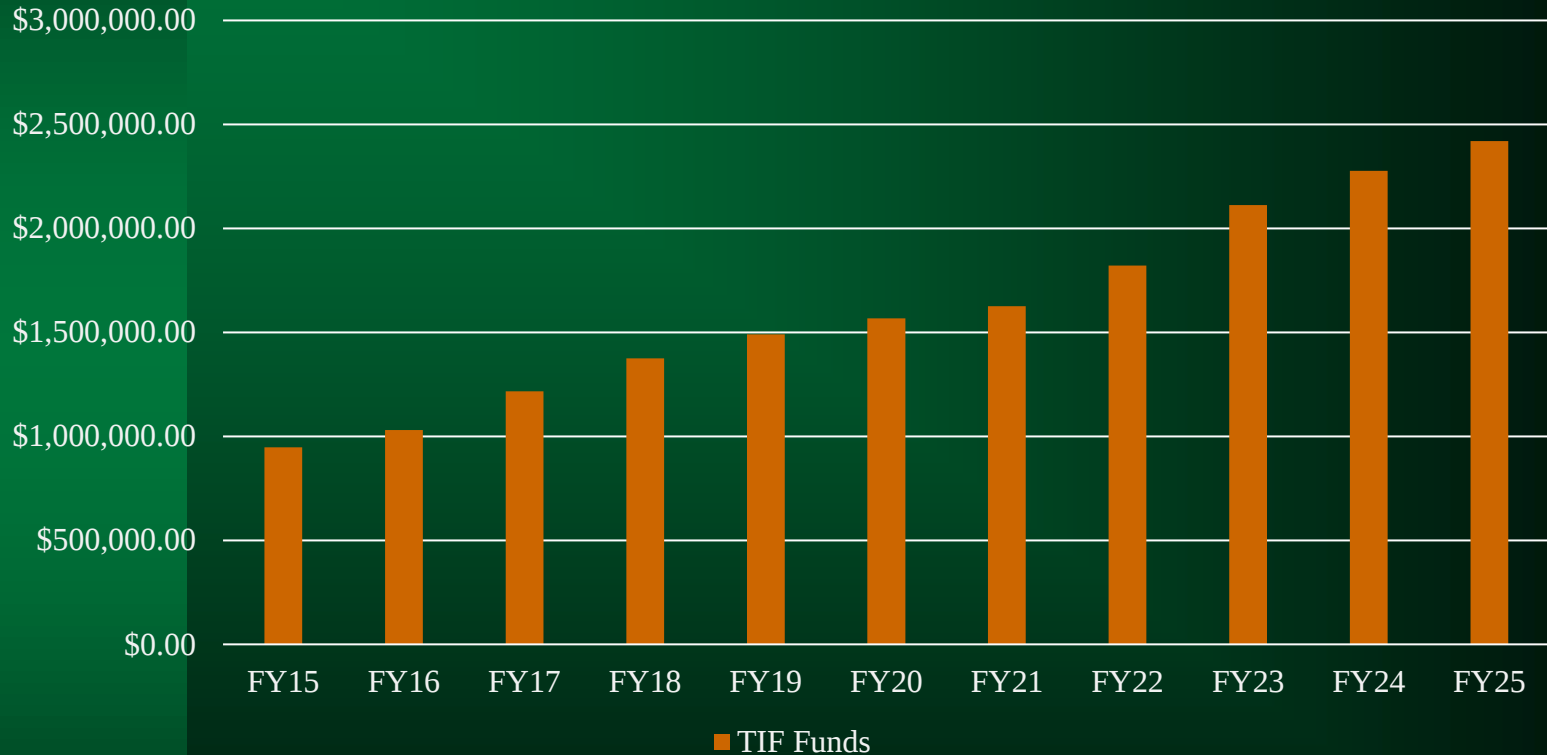


241% Growth In TIF Values

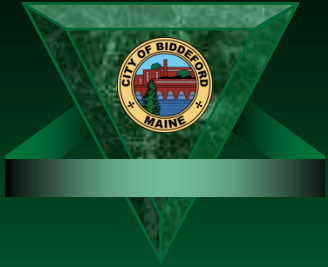


TIF Funds

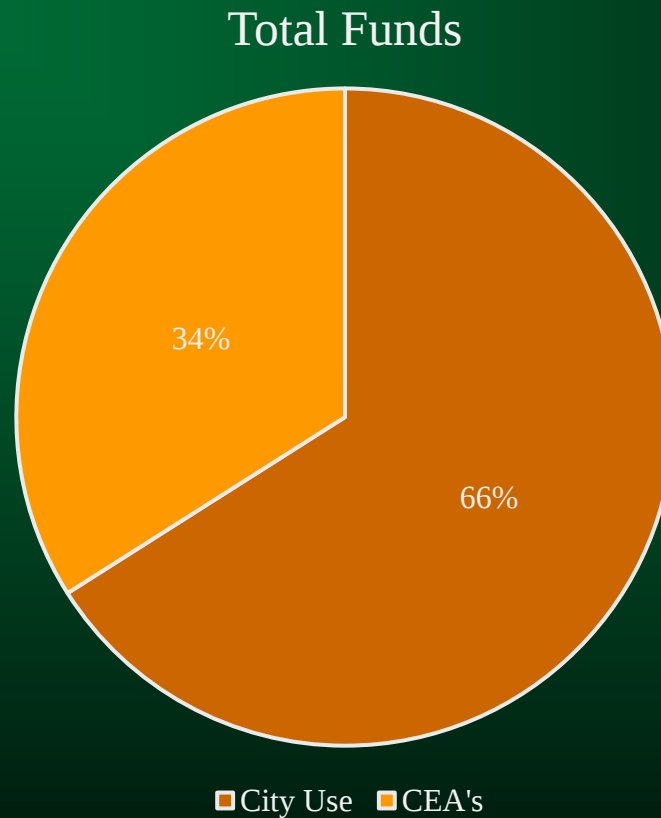
TIF Funds



151% Growth In TIF Funds

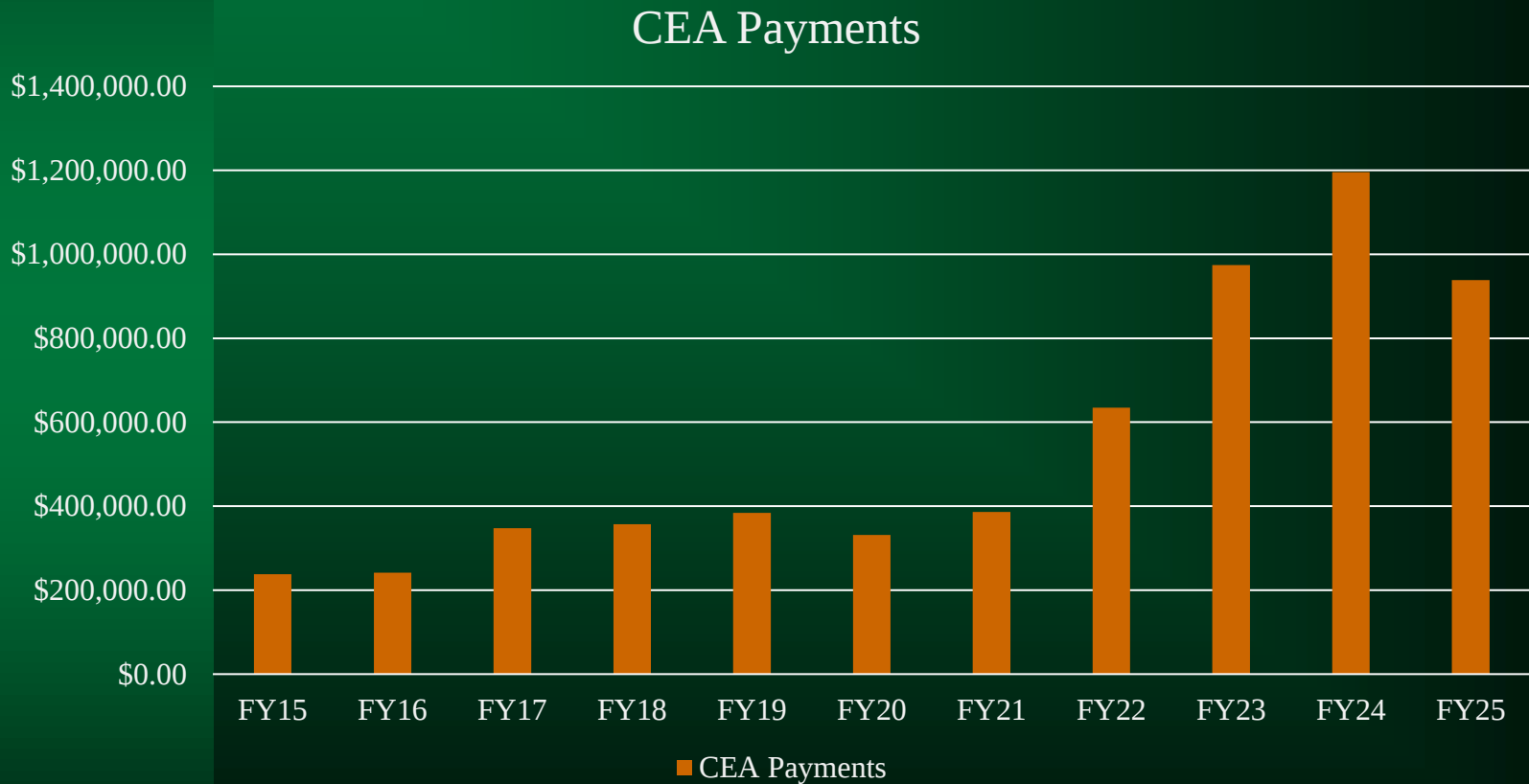


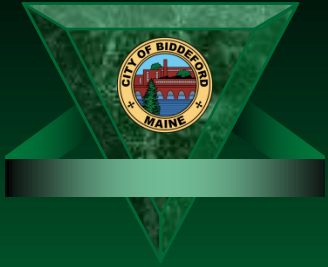
TIF: City Use vs CEA





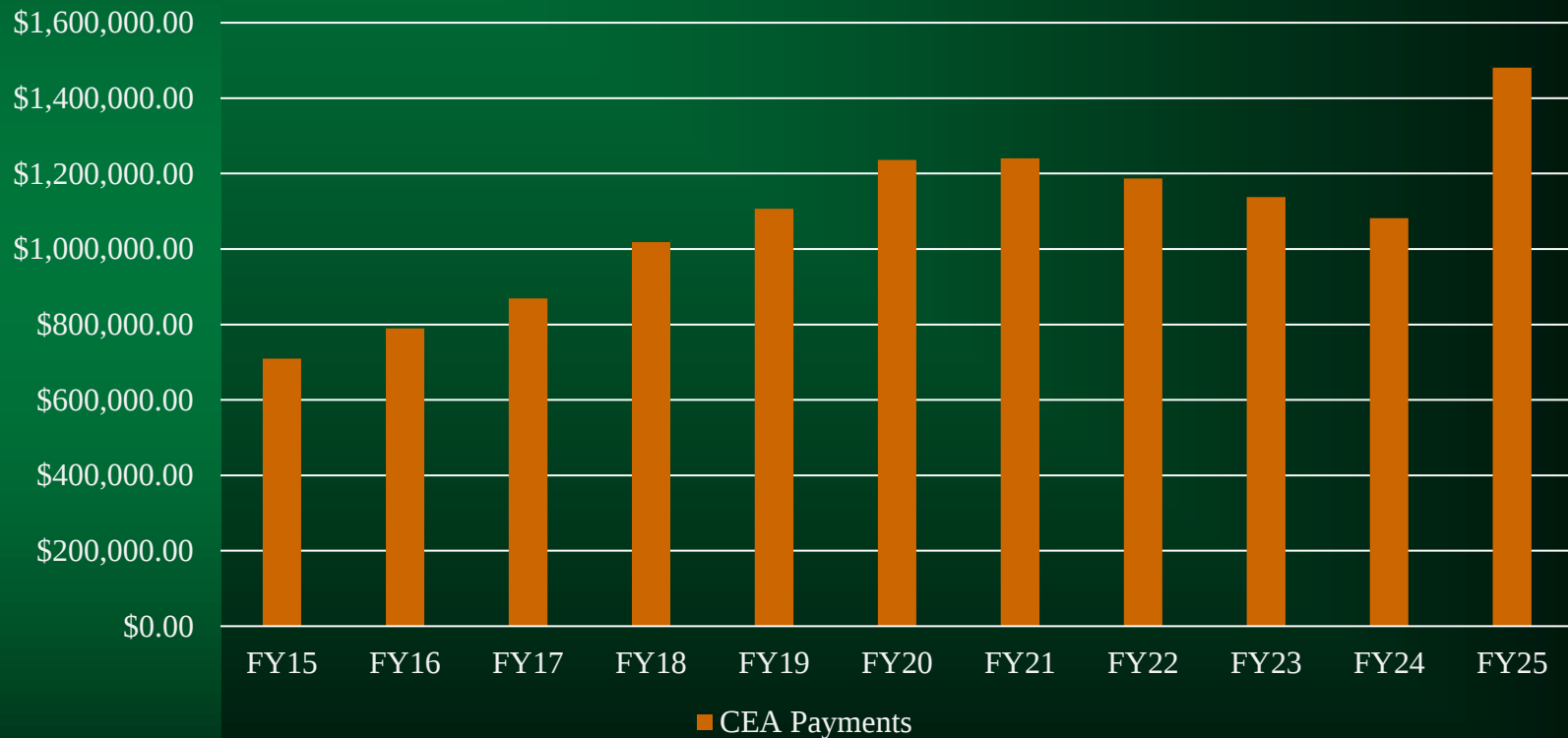
Credit Enhancement Payments

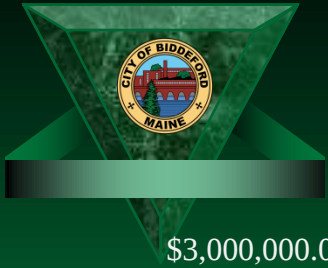




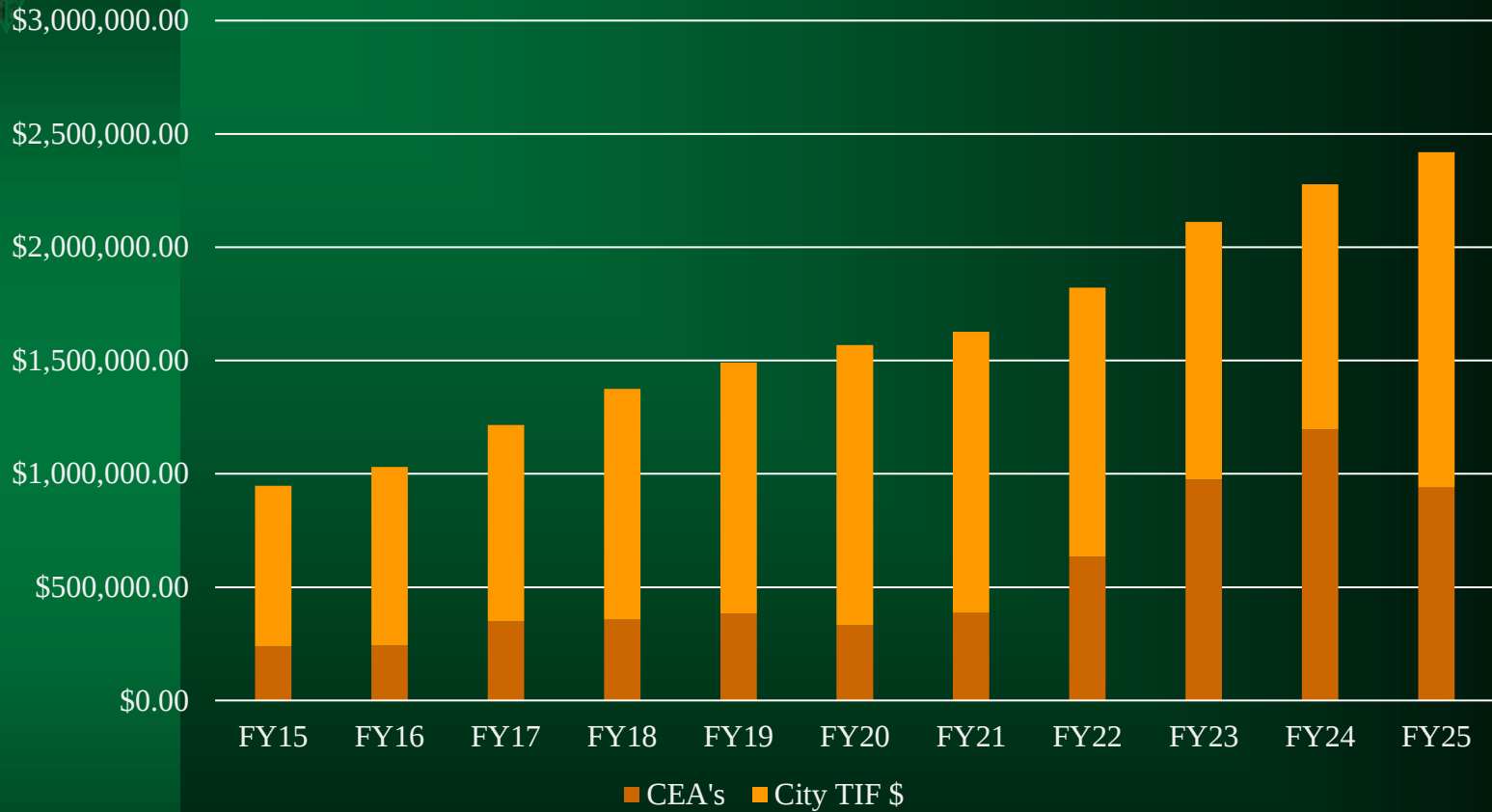
Retained Funds for City Use

CEA Payments





TIF Funds CEA's vs City \$





Finance Committee

Meeting Date: February 4, 2025
Meeting Time: 5:00 PM
Agenda Item No: 4.b
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 including 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



Finance Committee

Meeting Date: February 4, 2025
Meeting Time: 5:00 PM
Agenda Item No: 4.c
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
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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
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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