City of Biddeford
City Council

February 18, 2025 at 6:00 PM
City Hall Council Chambers & Zoom

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Meeting ID: 993 3725 8065
Passcode: 620344

1. Roll Call
2. Pledge of Allegiance
3. Adjustment(s) to Agenda
   - 3.a Mayor's Statement
4. Proclamation
   - 4.a Black History Month
5. Appointments
   - 5.a 2025.14 Mayoral Appointments to Citizen Committees
6. Presentation
   - 6.a Airport Commission
   - 6.b FMI Pumpstation final update
7. Public Addressing the Council

   (3 minute limit per speaker for up to a total of 15 minutes)
8. Consideration of Minutes
   - 8.a Council Minutes 2-4-25
9. Committee of the Whole
   - 9.a Skate Park Discussion
10. Orders of the Day

10.a 2025.12 Approval Playground Concept and Design bid

10.b 2025.15 Approval Elm St & Hooper St Sewer Separation Project

10.c 2025.16 Approval Public Art Commission Ordinance

10.d 2025.17 Approval of Reallocation of CDBG Funds

11. Public Addressing the Council

    (5 minute limit per speaker)

12. Program Updates

    12.a Premium Parking

13. City Manager Report

14. Other Business

15. Council President Addressing the Council

16. Mayor Addressing the Council

17. Executive Session

    17.a Executive Session MRS 405 (6) d Labor Negotiations

18. Adjourn

“As Mayor of Biddeford, I want to reaffirm our commitment to being a welcoming and safe community for all residents. Recently, there have been concerns about the presence of U.S. Immigration and Customs Enforcement (ICE) in our city. I want to address these concerns directly.

The City of Biddeford does not direct or coordinate immigration enforcement actions. Local law enforcement remains focused on public safety and community well-being, not on enforcing federal immigration policies. Our police officers are here to protect and serve everyone in Biddeford, regardless of immigration status.

I was discouraged by the video and information that is circulating showing Immigration and Customs Enforcement conducting a response in Biddeford to question the immigration status of local workers. Biddeford has deep roots as a community of immigrants, dating all the way back to our beginnings, as well as the heyday of our mills. I do not want our vibrant hometown to become a community where all are not welcomed. I want all of our residents to feel safe and part of our proud community.

We recognize that the presence of ICE can cause fear and uncertainty. I want to assure residents that our city values inclusivity, fairness, and trust between the community and law enforcement. If you have concerns or need legal assistance, I encourage you to reach out to trusted community organizations that can provide guidance and support.

We are committed to fostering a city where all residents feel safe, respected, and supported. If you have questions, my office is always open for discussion.”

City of Biddeford

PROCLAMATION

WHEREAS, Black History Month serves as a vital opportunity to celebrate the achievements, contributions, and history of Black Americans, whose legacy is deeply woven into the fabric of our nation; and

WHEREAS, the City of Biddeford acknowledges the significance of honoring the history, culture, and resilience of Black Americans, past and present, who have enriched our City and our nation through their indelible contributions; and

WHEREAS, this month provides a chance to reflect on the ongoing struggle for racial equity, amplify the voices of our Black community, and educate our community about the challenges and triumphs of the Black experience; and

WHEREAS, in support of upcoming events at the McArthur Library and other local organizations, the City of Biddeford encourages residents, businesses, schools, and organizations to participate in activities organized by the community which include film screenings, discussion groups, speakers and other opportunities to actively engage residents,

THEREFORE, I, Martin Grohman, Mayor of the City of Biddeford, do hereby proclaim February as Black History Month in the City of Biddeford and urge all citizens to join in the celebration and recognition of the significant impact of Black history and futures on our community and beyond.

In Witness Whereof, We the undersigned have herewith affixed our signatures this 18th day of February 2025.

Mayor

City Clerk

City of Biddeford

2025.14 IN BOARD OF CITY COUNCIL… FEBRUARY 18, 2025
BE IT ORDERED, that I Mayor Grohman do hereby appont the following:

Leah Schaffer
Ward 5
To the Citizen's Advisory Committee for a term
to expire December 31, 2026

Roland Pelletier
Ward 7
To the Airport Commission for a term
to expire December 31, 2027

Kayla Lewis
Ward 3
To the Planning Board- Associate Member, for a term
to expire December 31, 2027

Attest by:_____
Robin Patterson, Clerk

Committee, Board, and Commission Application Form

Application

Name	Leah Schaffer
Pronouns	she/her
Ward	5

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 Citizens Advisory Committee
If other, please list below.	*Field not completed.*
Why are you interested in serving the City of Biddeford?	I feel it is important to be a part of the larger community conversation and help to keep the dialogue open between the community and the local government.
Please list any experience that may be pertinent to the Board or Committee in which you are requesting to serve.	I have been serving as the CAC Chair for the last year and have been on the committee for the last 2 years. I have worked with CDBG funds through previous roles in nonprofits.
Please list any prior experience serving on any public Boards, Commissions or Committees (and approximate dates).	HOB Board: 2015-Present Biddeford Historic Commission: 2015- Present Biddeford CAC: 2022-Present

Committee, Board, and Commission Application Form

Application

Name Roland Pelletier

Pronouns Field not completed.

Ward 7

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? Airport Commission

If other, please list below. Field not completed.

Why are you interested in serving the City of Biddeford? I'm an airport user and neighbor. I understand airport operations as well as concerns of the airport community. I've spoken with many of my neighbors about the airport and nearly all are very supportive.

Please list any experience that may be pertinent to the Board or Committee in which you are requesting to serve. Private pilot since 1993. Retiree from an aerospace manufacturer.

Involved with experimental aircraft group since 1995.

Please list any prior experience serving on any public Boards, Commissions or Committees (and approximate dates). Served nearly 3 prior terms with the airport commission.

Committee, Board, and Commission Application Form

Application

Name Kayla Lewis

Pronouns she/her

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? Field not completed.

If other, please list below. Veterans Committee

Why are you interested in serving the City of Biddeford? I am community member that is a veteran. I want to contribute to creating an integrated and robust network of services for all veterans that reside within the city of Biddeford.

Please list any experience that may be pertinent to the Board or Committee in which you are requesting to serve. I have served 5 years in the United States Navy. Currently, I operate a business that specializes in community engagement, program design, planning and qualitative research. I believe these skillsets would be very helpful in future programming for our veteran residents.

Please list any prior experience serving on any public Boards, Commissions or Committees (and approximate dates). Currently, I serve on the following boards

Our Place

Digital Equity Alliance

Biddeford Community Garden

City of Biddeford, Maine

Public Works Department

371 Hill Street • Biddeford, Maine 04005

Phone: (207) 282-1579

Fax: (207) 286-9395

To: Human Resources

From: Jeff Demers, Public Works Director

Date: December 10, 2024

Subject: *Achievement*

The Wastewater Department, a division of Public Works, recently sent out a Request for Proposal (RFP) for the rebuilding of the city's oldest Smith and Loveless 16' deep dry pit wastewater pumping station. The department received only one proposal that came in at $1.043,744 million dollars.

After thoroughly going over this proposal, the Director of Public Works requested staff to price out all equipment and to put together a construction timeline calendar, having no doubt Public Works/Wastewater staff could complete this project in-house, with a few outside vendors, saving the city at least $296,000 dollars. The Director approached the City Manager and asked for approval to move this project forward to the Finance Commission and the City Council. Public Works estimated time of completion was November 15th with the in-house estimated cost not to exceed $750,000. Both the City's Finance Commission and City Council gave the approval for city staff to move forward in-house with this project.

On October 1st the City along with Electrical Controls of Maine broke ground. A lot of planning and manual labor went into this project. Three weeks of by-pass pumping 24/7 (with the city's new by-pass pump that was approved and purchased in May) was needed to keep the Industrial Park with sewer service. The by-pass pumping also kept the city in compliance with the Department of Environmental Protections under the city's combined sewer overflow permit. Wastewater staff worked closely with the City's Engineering Department to calculate and size the correct pumps and force mains for this application. Wastewater staff ordered all necessary concrete structures, pump bases, rails, chains, piping, valves, industrial plumbing couplings, fittings, ductile piping, high pressure PVC piping, flow meter, and telemetry equipment needed to rebuild this pumping station. A new controls building was built to house all the electrical panels and controls to help protect them and keep them out of the weather. A new power socket along with all necessary electrical equipment was installed and buried from the wet well and flow control structure to the new building.

The Public Works team is pleased to report the project is completed and came well under the proposed in-house cost of $750,000. The total cost will not exceed $615,000 for a total savings of $428,744. This pumping station will now last the City of Biddeford another 50 plus years. This accomplishment also took off the books the last Smith and Loveless confined space entry Dry pit pumping station in the City of Biddeford.

The Director of Public Works and his team appreciates the confidence the City Manager and City Council showed in their department.

Regards,

The Public Works/Wastewater team.

Task	Estimate	Invoice to Date	Comments
SCADA (24049A)			Control panels, PLC, Pump, Wetwell JB, flow tube, Eng
Control Panel	$26,910.00	$31,525.54	
Pump Control Panel	$13,890.00	$12,729.66	
Wet Well JB	$18,890.00	$9,270.00	
SCADA Engineering/ Design/ Programing/ Comissioning	$11,440.00	$4,100.00	
Instrumentation	$29,780.00	$17,677.06	
Radio	$7,300.00	$0.00	City got bill
		$26,323.10	
SCADA Sub Total	**$108,210.00**	**$101,625.36**	
Electrical/Building (24049B)			Building, Slab, Service,Conduit, wiring between pnls
Electrical Building Prefab	$39,080.00	$39,840.30	
Electrical Building Site Work	$24,000.00	$15,688.06	
Electrical Installation	$27,600.00	$17,036.60	
	$90,680.00	**$72,564.96**	
Support Equipment Rental/use (24049C)			Cost of Renting Equipment
ByPass Pump - 2 months	$21,943.00	$0.00	City provided
Mini Excavator	$5,322.00	$0.00	ECMaine-Hourly-structure,pipe,site
Large Excavator	$9,766.00	$9,500.00	Rental
Track Loader	$7,836.00	$0.00	ECMaine-Hourly Rate
Nest - Pumping	$9,000.00	$0.00	City got bill and provide with vac
		$23,612	Raise Grade around structures
$22,924.00	**$53,867.00**	**$33,112.00**	
Site (24049D)			Clear Site, Prep for construction, Clean up after
Grub site	$14,400.00	$11,858.00	
A1 Dumpster	$2,400.00	$0.00	Provided by City
Simpson disposal	$1,200.00	$0.00	Provided by City
Erosion control	$11,200.00	$9,159.25	
final grade	$11,200.00	$14,553.18	
Reprocessed - Area	$15,200.00	$15,000.00	
	$55,600.00	**$50,570.43**	
Structures (24049E)			Concrete Structures and piping inside
Valve Pit/Flow meter	$39,100.00	$30,338.48	
Valve Pit Cover - H20 with hatch	$11,285.00	$12,166.66	
Replace existing wet well cover	$35,630.00	$15,242.82	
Bollard	$4,885.00	$5,000.00	
Rehab Wetwell			$8500 - not in orginal estimate
	$90,900.00	**$62,747.96**	
Pump (24049F)			Smart pumps - Instalations of Pumps
Flyte Pumps	$83,734.00	$46,009.00	
Pump Startup	$3,150.00	$3,150.00	Flyte rep to commission

		$86,884.00	**$49,159.00**	
Piping (24049G)				Pipe in Ground
6" force Main		$6,000.00	$0.00	included in valve piping
Valve Pit fittings		$12,880.00	$91,270.12	Used 2022 price for estimate ductle iron
ByPass pumping		$10,760.00	$0.00	City Provided
Misc supports and hardware			$7,100.00	
		$29,640.00	$98,370.12	
Project Sub Total		**$515,781.00**	**$468,149.83**	
Project overhead Other Cost (24049)				
Mobilization	10%	$51,578.10	$9,500.00	
Project management	10%	$51,578.10	$36,145.00	
design contingency	15%	$77,367.15	$0.00	
Inflation	5%	$25,789.05	$0.00	
Post construction support - Asbuilts	5%	$25,789.05	$10,000.00	Asbuilts-manuals-and BOM
Total		**$747,882.45**	$523,794.83	
Wet well lining/Ground repairs			$91,206.00	

godwin
665

VOLVO

City of Biddeford

City Council

February 4, 2025 at 6:00 PM

1. Roll Call

Council President LaFountain - present
Councilor Lessard - present
Councilor Ortiz - absent
Councilor Emhiser - present
Councilor Whiting - present
Councilor Beaupre - present
Councilor Gross - present
Councilor Belanger - present
Councilor Doughty - present

2. Pledge of Allegiance

3. Adjustment(s) to Agenda

none

4. Appointments

4.a 2025.13 Mayor Appointments to a Committee-Citizen

Motion: Councilor Beaupre

Second: Councilor Lessard

Vote: Unanimous in favor.

Motion passed.

5. Public Addressing the Council

One citizen spoke about the sewer bills and the upcoming budget season

Abby Leibowitz from the Heart of Biddeford spoke about the Art of Biddeford Event this weekend

6. Consideration of Minutes

6.a Council Minutes 1-21-25

Motion: Councilor Beaupre

Second: Councilor Lessard

Vote: Unanimous in favor.

Motion passed.

7. Orders of the Day

7.a Update - Riverwalk Repair Bid at Overlook

City Manager Jim Bennett said that they will have finance information available at the next meeting with choices for projects including these two.

Code Enforcement Officer Roby Fecteau said they are just receiving bids on this project and will work to bring it back to the Council at the next meeting.

Councilor Lessard asked about the categories and the expected savings.

7.b Update - Riverwalk Construction Bid from Laconia Plaza to Pearl Street

COO Brian Phinney gave an update on this project, they have received DEP approval and can now move forward with bids. They will have more detailed financial information and options by the end of March.

8. Committee of the Whole *8.a Condo Conversion Ordinance*

Councilor Belanger – motion to allow public comment at the beginning and end of the discussion.

Second: Councilor Lessard

Vote: Unanimous in favor.

Motion passed.

Public Comment – One person commented that condos and townhouses are helpful at the beginning and ending stages of home ownership, they should be part of the mix.

One person spoke about the importance of transparency and tenant's rights.

Motion to enter Committee of the Whole at 6:41 pm by Councilor Lessard

Second: Councilor Belanger

Vote: Unanimous in favor.

Motion passed.

Councilor LaFountain commented that the purpose of this discussion is to give feedback to staff on the current ordinance. It will go to the Policy Committee for changes, then back to the Council, the Planning Board for their review and then two readings at the Council to finalize the changes.

The Councilors discussed the balance of tenants' rights and developers.

Suggested changes included:

- clarifying the language around serving notice like the Notice to Quit language
- clarifying the definition of developer
- review the conversion fee and create a sliding scale based on the size of the project
- create incentives to include affordable units
- improved notice to tenants and the public for proposed conversion projects, maybe include a sample of the required notice.
- clarify the dates for each phase of the conversion
- use the language from the recent conversion agreement as a model
- consider commercial conversions at some point

Public Comments:

Two people encouraged the city to develop tools to measure vacancies/fees.

One person commented that the recent agreement was very generous and reminded the Council to act in the best interests of everyone and not just a few.

Motion to exit Committee of the Whole at 7:23 pm by Councilor Belanger

Second: Councilor Lessard

Vote: Unanimous in favor.

Motion passed.

9. Public Addressing the Council

One person spoke about rising rents in a 5-year period and the need for a database.

10. City Manager Report

City Manager Jim Bennett did not comment at this time.

11. Other Business

Councilor Lessard thanked the City Manager for the summary of the JFK Committee work. It will be discussed at the Council workshop next week.

Councilor Gross asked for more notification methods on parking bans during snowstorms.

Councilor LaFountain suggested using more of the moveable signs.

City Manager Bennett said they were willing to look at all suggestions.

12. Council President Addressing the Council

Council President LaFountain did not comment at this time.

13. Mayor Addressing the Council

The Mayor's Night Out is tomorrow, there are 16 restaurants participating. There are many ways to support the Wolterbeek family and the Trooper Black Foundation.

There are many exciting activities at Winterfest this Saturday including free pizza and bell tower tours.

14. Executive Session-MRS 405(6)(d) Labor Negotiations

Motion to go into Executive Session at 7:43 pm by Councilor Belanger

Second: Councilor Lessard

Vote: Unanimous in favor.

Motion to come out of Executive Session at 8:26 pm by Councilor Belanger

Second: Councilor Lessard

Vote: Unanimous in favor.

15. Adjourn

Motion to adjourn at 8:26 pm by Councilor Belanger

Second: Councilor Lessard

Vote: Unanimous in favor

Meeting adjourned

Biddeford Recreation Department
189 Alfred Street
P.O. BOX 586
Biddeford, ME 04005
recreation@biddefordmaine.org

Lisa Thompson
Recreation Director
(207) 283-0841
lisa.thompson@biddefordmaine.org
www.biddefordrec.com

September 19, 2024
RE: Skate Park closure and removal timeline

The following information is an overview of action steps conducted by the City of Biddeford between fall of 2023 and fall of 2024 regarding the closure and removal of the skate park located at Rotary Park due to safety concerns, citizen engagement, and an outline of next steps that are being considered.

October 2023: Audit conducted with Brad Siedlecki, Principal at Pillar Design Studios. Recommendations:
"Based on our professional assessment, we recommend the removal of the existing park, followed by the initiation of a geotechnical investigation to address the subsurface conditions at the park comprehensively. Upon completion of this investigation, we can proceed to develop a new and comprehensive plan for the facility."

Early Spring 2024: select sections of the skate park were closed.

July 2024: full skate park was closed due to safety concerns. Information regarding the closure was shared on departmental and city digital platforms on July 22, 2024. Community feedback was requested during the closure about the future of the park space.

August 20, 2024: Recreation Director, Lisa Thompson presented an update to City Council about the conditions of the skate park with recommendations to close and dismantle the park. The presentation included photos of the park, information about the fall 2023 audit, an invitation to the Community Discussion scheduled for August 29th, and the council meeting gave opportunity for citizens to speak in support of the skate park.

August 27, 2024: Biddeford-Saco-OOB Courier article regarding the skate park closure: https://www.pressherald.com/2024/08/27/biddeford-looks-to-rebuild-skate-park-after-closure-due-to-safety-concerns/

August 29, 2024: a Community Discussion regarding the skate park, led by Mayor Martin Grohman, Recreation Director Lisa Thompson and Deputy Recreation Director, Erika Dube was held at the Teen Center building located at Rotary Park adjacent to the skate park site. In attendance were over 30 citizens and two City Councilors, Councilor Gross and Councilor LaFountain. The agenda for the meeting started with an update from Director Thompson that the park will be removed. Questions asked by the group in response to this update included:

- Could we leave the existing park in place while a new park is budgeted for and designed as long as visitors signed a waiver?

- Would this group be permitted to take any pieces of the existing park once the removal process began?
- Could they hold a "final skate" at the park as a fundraiser for the future skate park?

Consistent messaging from Rec Department representatives outlined that city policy and insurances would not permit us to allow users in the park for any reason given its current condition and closure status, and that we would not be able to have users take items from the park once demolition had begun. Other City representatives offered that the city may be able to consider some of these questions.

Following this portion of the meeting, a community forum discussion was led by Deputy Director Dube focused on the concept of what a new skate park could look like in our community. Attendees provided feedback during the forum on fundraising/sponsorship ideas for a new park, recommendations for site locations in Biddeford, feedback on other regional skate parks that they like to visit, feedback on aspects of the current park they enjoy the most, and aspects that they feel are most important to include in a future park design.

Attendees were given the opportunity to leave their name, email address, and phone number to receive updates. This was explained during the meeting as updates on ways to be involved in the future steps, such as fundraising efforts and design considerations.

Intended next steps from the meeting by Recreation Department staff were to consolidate all the notes and contact information, identify volunteer opportunities for attendees to support new park fundraising efforts and design discussions, and communicate this info to the group who attended the event, as well as develop a reference page at www.biddefordrec.com for citizens to find updates about the new skate park as that process evolved.

September 12, 2024: Deputy Director Dube and Director Thompson met with state representatives from the Maine Bureau of Parks and Land to determine if a new skate park proposal would be eligible to apply for during the current Land Water Conservation Grant fund cycle, which concludes on Friday, June 27, 2025. The City received preliminary approval that the concept meets LWCF criteria and, depending on our capacity to complete a full grant proposal, that we would be invited to apply either in the 2025 or 2026 cycle. It was recommended that we conduct a feasibility study about where this park should be situated in the city. This aligns with recommendations from Pillar Design Studios in fall 2023 regarding the geotechnical investigation.

September 16, 2024:

- Upon the recommendation of the Recreation Department and with support of City Administration, Public Works staff began the removal process of the skate park.
- No additional updates had been communicated by the Recreation Department as the update that the park was scheduled for removal had just been announced during the Community Discussion 18 days earlier. In consideration of the safety of both City employees and citizens in an active construction zone, the Recreation Department was concerned that announcing the removal could potentially attract citizens to be present during the demolition.
- Director Thompson received an upset phone call from a concerned citizen, who complained they had not been told it would be removed; he had attended the

Community Discussion where this was announced. He requested again if items could be taken from the site and was told that items donated to the City become City property at that point and are not eligible to be taken. This citizen made the same inquiry to Public Works Director Demers and City Planner Galbraith and was told the same.

- A social media account identified as ***biddefordskatepark*** shared video of the removal and announced a meet up for Monday night to take items from the skate park. On Monday evening, representatives from the Police Department and Public works were on site and met with some of the skate park users to affirm the message that items were not to be removed.

September 17, 2024

- Public Works Deputy Director Lovejoy reported that one of the portable ramps had been stolen overnight from the skate park.
- Director Thompson filed a report with the Police Department regarding the theft.
- During the council meeting that evening, the council voted to allow the skatepark group to remove items not needed from the park. Several skate park supporters were present and asked again if they would be allowed to take items from the park that evening as it is being demolished. City Manager Bennett told them to please contact his office on Wednesday to set up a time to discuss.

September 18, 2024

- ***Biddefordskatepark*** announced in a social media post on Wednesday that the "ramps have been approved for citizen removal" and offered that "the two quarter pipes and this gorgeous bank to ledge are available for free at the rotary skatepark in Biddeford."

September 19, 2024

- Director Thompson and Deputy Director Dube visited the skate park in its final stages of removal. There were no remaining pieces left that the skate park user group had expressed interest in. City Manager Bennett had not received requests on Wednesday and had not granted permission to remove any items, however it is assumed that the group did so between Tuesday and Wednesday as nothing remains.

BIDDEFORD SKATEPARK

Pillar Design Studios conducted a site visit to the Biddeford Skatepark on October 19th to engage in discussions with City officials regarding the condition of the current skatepark. During this visit, the City sought our input on the associated costs and our proposed approach for addressing the issues with the existing concrete, wood, and asphalt features.

Following a thorough examination of the site and the identification of areas requiring attention, it became evident that the extent of repairs needed was substantial. Merely applying superficial fixes, often referred to as "putting a Band-Aid" on these problem areas, would prove inadequate and unlikely to justify the expenditure. Numerous sections of the existing asphalt exhibited uneven surfaces and signs of settling or sinking, which would only compound with additional use, further undermining the park's quality.

Based on our professional assessment, we recommend the removal of the existing park, followed by the initiation of a geotechnical investigation to address the subsurface conditions at the park comprehensively. Upon completion of this investigation, we can proceed to develop a new and comprehensive plan for the facility.

Pillar Design Studios expresses gratitude for the City's previous efforts to accommodate skateboarders, bikers, and scooters. We eagerly anticipate the opportunity to contribute to the creation of an updated, well-utilized facility.

Please do not hesitate to reach out if you have any inquiries or concerns.

Sincerely,

Brad Siedlecki – Pillar Design Studios

10/19/2024
Hello to our Skate Park Friends:

Erika and I would first, like to thank you all for attending the community conversation regarding the skate park and the future of a new skate park. We would like to give you an update of what we have been working on since we last met, and what we are planning for the next few months.

1. The skate park has been taken down, as we shared in our meeting. We recognize this has been tough on some and we understand how much this space meant to many. However our message has always been and remains that we will work to provide the community with a safer facility; now that this necessary step has been taken, we look forward to the next phase of the future of the Biddeford skate park.

2. In late September, Erika and I met with representatives from the Maine Bureau of Parks and Lands who oversee the funding process for Land and Water Conservation Fund, otherwise known as LWCF. LWCF has provided funding for many park projects in the city. During this meeting we received the preliminary "green light" to submit an application for skate park funding. LWCF provides funding, as long as the municipality can demonstrate a 50% match, which can be in the form of money, supporting grants, volunteer hours, in-kind donations, and more. It is a very lucrative fund and could be a huge win for us in funding a new skate park. The process for an LWCF grant cycle typically takes about 2 years.

3. I attended a conference session this month with the CEO of the Skate Park Project. formerly known as the Tony Hawk Foundation. The SPP provides grants for municipalities from 10K up to 300K, depending on need and project. They are currently encouraging downtown projects, such as the recent project they supported in San Francisco in their United Nations Park. This is just one possibility that could be considered for our community. For more information on this project, please check out these links. SF UN Plaza reopens as skateboarding park (youtube.com) Mayor Breed and City Leaders Celebrate the Reopening of UN Plaza | San Francisco (sf.gov)

4. I also met with several skate park companies at this conference held in Atlanta. All were very interested in working with us and discussed many options for skate park projects, including multi–use skating facilities like areas for skaters, a pump track, and more passive skating for beginners and mixed use groups, like families. Lots of great information - we will continue building these relationships to help us determine what direction to take this project.

What is the next step?

The next step for the city is to have a feasibility study conducted to determine the best design concept and location for a new skate park. We will be asking city council for funding to hire a company to conduct this study. This feasibility study will be extremely helpful and is necessary to apply for grants like LWCF. We have the ideas you shared at the meeting about your design ideas and we will be passing them on to the professionals doing the feasibility study.

We did hear the concern raised when many of you asked "Why does the skate park community have to fundraise, where other user groups in the city (such as tennis players) do not?" Great question! Erika and I are looking for ways to fund this project with little fundraising. At the same time, we are also exploring opportunities for those in the skating community looking for involvement, and at some point we will want to consider some form of fundraising. Financial considerations will be determined by the feasibility study and design plan - these steps will take some time to determine how much fundraising is needed before we start the process of engaging volunteers to fundraise.

We thank you in advance for your enthusiasm towards this important recreational space in our community and for your patience as we work through the process. In order to do this right and create a great facility for the future, we need to follow the correct process and steps. If you have any questions or concerns at this time, please reach out to either Erika or myself and stay tuned for updates.

Lisa's email lisa.thompson@biddefordmaine.org

Erika's email: erika.dube@biddefordmaine.org

City Council

Meeting Date: February 18, 2025
Meeting Time: 6:00 PM
Agenda Item No: 10.a
Item Description: 2025.12 Approval Playground Concept and Design bid

Submitted By: Lisa Thompson, Recreation Director

Supporting Information/Documentation:
DryLA -Proposal for Landscape Architectural Services- Biddeford open Space_25.01.03, 2025.12 RFP Order for Council

Key Terms:
N/A

Executive Summary:
The Recreation Department is seeking approval for a bid from DRY Landscape Architecture In the amount of $28,500.00 for a concept and design plan for Playground areas in the city.

Detailed Review:
The Recreation Department is seeking the services of a landscape architecture and/ or engineering firms to design open spaces for various elements of passive and active recreation opportunities to include J. Richard Martin Community Playground, 189 Alfred Street, Pierson's Lane Children Park on Peirson's Lane, Canopy Park on Bacon Street and FOAV Court.

Funding Source:
The amount requested for this phase of the project is $28,500.00. Original funding was from CIP project funding for FY24-25 in the amount of $250,000.00. Funding was shifted from CIP to CDGB funds in December 2024

Staff Recommendation:
City staff recommend accepting the bid presented by DRY Landscape Architecture for the amount of $28,500.00

DRY LANDSCAPE ARCHITECTURE

CITY OF BIDDEFORD RFP RESPONSE 02.03.2025
Architectural Services
Concept and Design Playgrounds and Open Spaces

BIDDEFORD, MAINE 04005

DRY LANDSCAPE ARCHITECTURE

February 3, 2025

Lisa Thompson, CPRP
Recreation Director
City of Biddeford
P.O. Box 586
Biddeford, ME 04005
207-283-0841

RE: **Proposal for Landscape Architectural Services: City of Biddeford Outdoor Areas**
Biddeford, Maine

Opening Summary with Project Understanding

This proposal outlines the landscape architectural services for four outdoor areas within the City of Biddeford. Our team's intent is to provide comprehensive services to guide the projects from conceptual development through 100% construction documentation by March 14th. Each project will be designed with consideration for city council approvals, community engagement, creative use of space, budget and integration into the neighborhood context, ensuring the spaces serve the community's diverse needs.

We have teamed up with Acorn Engineering to include civil engineering services as necessary for the project. For a full suite of engineering services, we have provided an add alternative to the base bid that will include stamp civil engineered drawings if the city requires them. We envision there may be a need for these plans for the J.R. Martin project dependent on the scope of the improvements.

We have also reached out to Owen Haskell Inc. for survey costs and timeline information. We have not included a survey in our proposal as addendum #1 from the RFP states survey is not necessary for the designs. We want to note that any potential conflicts with property boundary disputes, encroachment, utilities, easements, etc. will have to be resolved as they come up and we would rely on the City to provide guidance on how to resolve any issues related to not having accurate survey.

Our recent successful partnership with you and Ultiplay for the playground improvements at Clifford Park, Rotary Park, and Mayfield Playground could be a helpful baseline on how to approach playground equipment selection and installation. We are excited to continue our working relationship and look forward to working with you again!

Project Understanding

- **Purpose:** Enhance four key outdoor spaces in Biddeford with designs that balance passive and active recreation opportunities, align with ADA requirements, and reflect the community's vision.
- **Scope:** Services include site analysis, stakeholder engagement, conceptual design, design development, and preparation of construction documentation.

1. **Community Engagement:** Particular attention will be given to input from key stakeholders, including community garden members at Peirson's Lane and the integration of the Yellow Tulip Project goals. Desired play equipment and site amenities will be selected based on BABAA compliance.

- **Connectivity:** The last three projects will be assessed for integration through a broader connection study, ensuring neighborhood accessibility and cohesive use cases.
- **Final Deliverable:** Complete construction documentation for each project, allowing seamless implementation by contractors.

This proposal reflects a commitment to delivering vibrant, accessible, and connected outdoor spaces that meet the needs of Biddeford's residents while ensuring long-term functionality and aesthetic quality.

Project 1: J. Richard Martin Community Center Playground

Location: 189 Alfred Street, Biddeford

Description:
The project focuses on redesigning the front-facing playground of the J. Richard Martin Community Center to incorporate passive and active recreational opportunities for all ages, enhance ADA accessibility, and create a welcoming community space.

J.R. Martin Community Center Playground: Design Concept Summary

The redesign of the J.R. Martin Community Center Playground aims to create an inclusive, multi-generational space that balances play, relaxation, and accessibility while honoring the site's unique historic and natural features.

Key considerations include addressing the **noise from the street** by incorporating buffer elements, such as planting beds, low walls, or natural sound barriers, to enhance the user experience. The potential **relocation of the bus stop** will also be explored to improve safety and accessibility for park visitors.

The design could retain/reuse and celebrate the **existing granite blocks**, which define a historic perimeter and lend a sense of place to the site. These elements could be integrated into the design to preserve the historical intent while serving as potential opportunities for seating or educational interpretation. Additionally, the concept could include an **outdoor classroom** to expand the playground's function, providing a shaded, multi-use space for learning and community gatherings.

Attention will also be given to the site's **existing drainage** patterns and **tree health**. Preserving mature trees and addressing drainage issues will ensure the space is both environmentally sustainable and comfortable for users. There are some health concerns for one of the champion trees on the site and the long-term health of the tree and safety of the site users will need to be

considered. The playground will feature **inclusive play elements** for children of all abilities and **shaded seating areas,** making it a vibrant and welcoming hub for users of all ages.

Phase 1: Concept Development

Tasks:

1. Conduct site analysis to document existing conditions, accessibility challenges, and site boundaries.
2. Identify opportunities, constraints, and priorities for design.
3. Develop three conceptual layout options that include:
    - Play zones for multiple age groups.
    - Passive recreation spaces with seating and shaded areas.
    - Accessible pathways and ADA-compliance considerations.

Deliverables:

1. Site analysis.
2. Two conceptual layouts with narrative descriptions and diagrams.
3. Recommendations for surveying, if required.

Phase 2: Design Development

Tasks:

1. Refine the selected conceptual layout into a detailed design.
2. Specify design elements such as play equipment, pathways, materials, planting plans, and seating areas.
3. Address ADA-compliance needs and accessibility details.

Deliverables:

1. Final design plan with detailed specifications for materials and equipment.
2. Planting plans and seating layouts.
3. Updated cost estimate.

Phase 3: Construction Documentation

Tasks:

1. Prepare detailed construction drawings, including site layout, grading, planting, and materials plans.
2. Develop technical specifications for contractors, including play equipment installation and pathway construction.
3. Coordinate with the City and contractors to address constructability concerns.

Deliverables:

1. Complete set of construction drawings (100% documentation).
2. Technical specifications for materials and equipment.
3. Stamped civil engineering drawings, if required. (see add alternative fee structure)
4. Bid-ready documentation package.

Project 2: Peirson's Lane Playground

Location: Peirson's Lane, Biddeford

Description:
This project focuses on the adaptive reuse and redesign of the existing playground and community garden. The play area will be evaluated to explore adaptive reuse options for existing play structures while enhancing the space for children of all ages. Input from community garden members will be incorporated to retain and improve the garden.

Pierson's Lane Playground: Design Concept Summary

To maximize the construction budget, we propose integrating **community input** and incorporating **a few new play structures** within the existing framework to enhance the user experience. Retaining the main climbing structure will allow us to focus on strategic improvements, ensuring the space remains both functional and inviting for children of all ages. We have noticed an existing fall height concern with the existing play structure and the community garden fence.

A key component of the design process will involve engaging with the **community garden crew** to discuss the current footprint and future vision for the garden. The possibility of relocating the garden to **FOAV Courtyard** will be explored as an opportunity to reimagine both spaces and optimize their use for the community. By prioritizing collaboration and thoughtful adjustments, this design will create a vibrant, accessible, and well-loved neighborhood asset.

Phase 1: Concept Development

Tasks:

1. Conduct site analysis to evaluate existing conditions and adaptive reuse potential for current play structures.
2. Engage with community garden members to gather input on needs and priorities.
3. Develop two to three conceptual layout options that address:
    - Adaptive reuse or replacement of play structures.
    - Dedicated play areas for children aged 5 and under.
    - Enhancements to the community garden.
    - Accessible pathways and shaded seating.

Deliverables:

1. Site analysis report and evaluation of play structures.
2. Community engagement report summarizing input from garden members.
3. Three conceptual layouts with narrative descriptions.

Phase 2: Design Development

Tasks:

1. Refine the selected conceptual layout into a final design.
2. Specify adaptive reuse solutions for play structures or identify new equipment.
3. Develop planting plans, pathway layouts, and material selections.

Deliverables:

1. Final design plan with adaptive reuse or replacement details.
2. Planting and pathway layout plans.
3. Updated cost estimate.

Phase 3: Construction Documentation

Tasks:

1. Prepare construction-level drawings, including site layout, planting, and equipment plans.

2. Develop technical specifications for contractors.
3. Coordinate with the City and contractors to finalize construction readiness.

Deliverables:

1. Complete construction documentation set.
2. Technical specifications for materials and equipment.
3. Bid-ready package for contractor implementation.

Project 3: Canopy Park

Location: Bacon Street, Biddeford

Description:
This 650-square-foot pocket park will be transformed into a space for passive recreation, featuring a flower garden aligned with the Yellow Tulip Project, seating, and spaces for quiet reflection.

Canopy Park: Design Concept Summary

Canopy Park's current composition is already fantastic, offering a cozy and inviting atmosphere within its compact 650-square-foot footprint. We believe that small, thoughtful improvements are the best fit to enhance its functionality and appeal while keeping costs minimal.

The proposed design will focus on adding **accessible seating solutions** and **café-style gathering areas** to create a welcoming space for passive recreation and social connection. By integrating universally accessible seating options and stylish yet durable furniture, the park will cater to visitors of all ages and abilities. These subtle upgrades will elevate the park's usability and charm, ensuring it continues to serve as a cherished neighborhood gem without requiring extensive modifications.

Phase 1: Concept Development

Tasks:

1. Conduct site analysis and document existing conditions.
2. Develop three conceptual layout options, including:
    - A central flower garden.
    - Creative seating arrangements.
    - Accessible pathways.

3. Align the conceptual designs with the goals of the Yellow Tulip Project.

Deliverables:

1. Site analysis summary.
2. Three conceptual layouts with narrative descriptions and diagrams.

Phase 2: Design Development

Tasks:

1. Refine the selected conceptual layout into a final design.
2. Develop planting plans and specify materials for seating and pathways.

Deliverables:

1. Final design plan with planting and material specifications.
2. Detailed layouts for pathways and seating areas.
3. Updated cost estimate.

Phase 3: Construction Documentation

Tasks:

1. Prepare construction drawings, including planting plans and pathway details.
2. Develop technical specifications for construction.

Deliverables:

1. Complete construction documentation package.
2. Technical specifications for materials and seating installations.

Project 4: Open Space on FOAV Court

Location: FOAV Court, Biddeford

Description:

This 5,000-square-foot gently sloping open area will be transformed into a neighborhood recreation space, including zones for passive and potentially active use, shaded seating, and the potential of integrating the community garden location here. We have recently been admiring the work of the Boston Food Forest Collaboration –a coalition of neighbors working to transform vacant lots into locally-run, edible, public parks. The FOAV court area would be well suited for urban food forest - A food forest is a diverse arrangement of plants that attempts to mimic the ecosystems and patterns found in nature. Inspired by the style of land management known as permaculture, this approach to land management focuses on growing perennials (i.e. plants that return year after year) and viewing the whole ecosystem rather than individual parts.

Figure 1 Aerial shot of Edgewater Food Forest, Mattapan.

Phase 1: Concept Development

Tasks:

1. Conduct site analysis and document existing conditions.
2. Develop two to three conceptual layout options, including:
    - Active recreation zones (e.g., small sport courts or lawn games).
    - Passive spaces with seating and planting areas and the opportunity to move the community garden to this location.
    - Community outreach and coordination to be orchestrated by the City of Biddeford and assisted by the design team.

Deliverables:

1. Site analysis summary.
2. Three conceptual layouts with narrative descriptions and diagrams.

Phase 2: Design Development

Tasks:

1. Refine the selected conceptual layout into a final design.

2. Develop planting and seating plans.
3. Specify materials and pathway details.

Deliverables:

1. Final design plan with planting and material specifications.
2. Updated cost estimate.

Phase 3: Construction Documentation

Tasks:

1. Prepare construction-level drawings, including site layout, planting, and recreational features.
2. Develop technical specifications for contractors.

Deliverables:

1. Complete construction documentation package.
2. Technical specifications for materials and recreational zones.

DRY LANDSCAPE ARCHITECTURE

Base Bid Fee Schedule Summary

Project	Phase 1 Fee	Phase 2	Fee Phase 3	Fee Total Fee
J.R. Martin Playground	$2,000	$4,000	$6,000	$12,000
Peirson's Lane Playground	$1,500	$2,500	$3,500	$7,000
Canopy Park	$1,000	$1,000	$2,000	$4,000
Open Space on FOAV Court	$1,500	$1,500	$2,500	$5,500
Total for All Projects				**$28,500**

Add Alternative Fee Schedule Summary (includes Stamped engineered drawings-grading & drainage)

Project	Phase 1 Fee	Phase 2	Fee Phase 3	Fee Total Fee
J.R. Martin Playground	$3,000	$5,000	$7,000	$15,000
Peirson's Lane Playground	$2,000	$3,000	$4,000	$9,000
Canopy Park	$1,500	$1,500	$2,000	$5,000
Open Space on FOAV Court	$2,000	$2,000	$3,000	$7,000
Total for All Projects				**$36,000**

Proposed Schedule

Phase	Duration
Phase 1: Concept Development	1-2 weeks
Phase 2: Design Development	1-2 weeks
Phase 3: Construction Docs	2-3 weeks

Deviations and Exceptions

2. **Site Utilities and Drainage:**
    - This proposal does not include the analysis of existing underground utilities, drainage systems, outside of the information provided through the city's GIS information and information coordinated with DPW, the Recreation Department and the Planning Department.
3. **Surveying:**
    - As stated in the city's addendum #1Topographic and boundary surveys are not necessary or included in this proposal. If deemed necessary, the city will be responsible for obtaining these services. We have contacted Owen Haskell, Inc. for a breakdown of survey costs and timeline. We would be happy to share that information if the need arises to verify any easements, drainage, site utilities, property line disputes, etc. We would rely on the City of Biddeford to handle on dispute related to lack of adequate survey.
4. **Unforeseen Conditions:**
    - Any unforeseen conditions (e.g., soil contamination, subsurface issues) that arise during the project will require additional services and may impact the schedule and fees.
5. **Permitting:**
    - We understand that this project will go through the review process with the City of Biddeford City Council.
6. **Workman's Compensation Exemption:**
    - Dry Landscape Architecture, L.L.C. only has one employee and is not required in the state of Maine to carry workman compensation insurance.
    - *Limited Liability Companies "Owners" of limited liability companies are not required to be covered by workers' compensation insurance and do not need to fill out waiver forms. The parent, spouse, and/or child of a member of a limited liability company who is employed by that limited liability company may waive in writing all benefits provided by workers' compensation for themselves.*

        -Per The Department of Financial Regulation, State of Maine.
7. **Insurance:**
    - Upon award of the contract DryLA and Acorn engineering will provide all relevant insurance documentation.

References

References:

Lisa Thompson, CPRP
Recreation Director
City of Biddeford
P.O. Box 586
Biddeford, ME 04005
207-283-0841

Michael Barton
Director of Development
Reveler Development
m: (207) 939-5432
188 State Street, 3rd Floor
Portland, ME 04102
“mbarton@reveler.com” <mbarton@reveler.com>

Ryan Senatore, AIA LEED-AP
Maine Licensed Architect
RYAN SENATORE ARCHITECTURE
500 Congress Street #2
Portland, Maine 04101
207-650-6414
ryan@senatorearchitecture.com

DRY LANDSCAPE ARCHITECTURE

We look forward to collaborating with the City of Biddeford and the Recreation Department while continuing our working relationship to create vibrant, inclusive, and fully realized outdoor spaces.

Sincerely,

Braden Drypolcher, Principal

Maine Licensed Landscape Architect

Base Bid

Accepted:

_____

Name Date

Add Alternative

Accepted:

_____

Name Date

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 Architectural Services, Concept and Design Request for Proposal 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 Proposal, 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 is Firm Name: Dry Landscape Architecture L.L.C.

Authorized Signature: _____

Date: 02.03.2025

Subscribed and sworn to me this _____ day of _____

Notary Public: _____

My commission expires: _____

BID – CONTRACT

PROJECT IDENTIFICATION:
Architectural Services, Concept and Design
Playgrounds and Open Spaces

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 RFP's, including without limitations those dealing with the disposition of performance and payment bonds. 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 no later than 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 January 24th, 2025 Number #1

   (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 March 14, 2025

Respectfully submitted,

By: Dry Landscape Architecture L.L.C.

Name and Title

For: Braden Drypolcher, owner

(Seal if by a Corporation)

Address:
31 Miller Ave
Biddefrod, Maine 04005

OUTLINE OF WORK

The work shall consist of an outline of architectural services for concept and design of the following outdoor areas within the City of Biddeford:

- Community Center Playground, 189 Alfred St., Biddeford. This area covers the front facing part of the J. Richard Martin Community Center on Alfred Street. Currently fenced in two separate sections, we are looking for a design that is suitable for enjoyment for all ages for passive and active recreation opportunities.

- Peirson's Lane Playground, Peirson's Lane, Biddeford. This small fenced in area is currently used as a community garden and children's play area. The community garden will remain intact. The vision for this space is to provide play spaces for children ages 5 and under, with areas for shade and seating.

- Canopy Park, Bacon Street, Biddeford. This is a pocket park, with a approximately 650 square feet of space. The vision for this space is to provide space for a flower garden, seating area and passive recreation opportunities that can be enjoyed by all ages.

- Open Space located on FOAV Court, Biddeford. This is a small square area, approximately 5000 square feet in space. It currently is a flat, open space. There is no parking available for the public in this area. We are looking for designs that would be suitable for neighbors to walk to for passive or active recreational opportunities.

BID FORM and PROJECT SUMMARY- City of Biddeford

We herewith submit our bid in accordance with the requirements and specifications herein acknowledged as follows:

i. We carry general liability (including products liability) insurance, which is in force and shall remain in force during the term of this contract.

ii. We carry workers' compensation insurance, which is in force and shall remain in force during the term of this contract.

iii. We agree to comply with the general specifications listed in the RFP.

iv. We acknowledge having the opportunity to inspect each installation and confirm that site conditions are reflected in the bid submittal.

Company Name: Dry Landscape Architecture L.L.C.

Company Address: 31 Miller Avenue Biddefrod, Maine 04005

Company Telephone: (603) 496-8020

Authorized Representative's Name: Braden Drypolcher, owner

Authorized Representative's Signature:

Representative's Email: Dry-la@outlook.com

PROJECT SUMMARY:

Total Project Cost **Base Bid $28,500.00**

Add Alternative Bid necessary $36,000.00

City of Biddeford

2025.12 IN BOARD OF CITY COUNCIL…February 18, 2025

BE IT ORDERED, to approve the recommendation for a Bid for Playground Concept and Design from DRY Landscape Architecture in the amount of $28,500.00.

Attest by:_____

City Council

Meeting Date: February 18, 2025
Meeting Time: 6:00 PM
Agenda Item No: 10.b
Item Description: 2025.15 Approval Elm St & Hooper St Sewer Separation Project
Submitted By: Craig Chekan, PE (City Engineer)
Jeff Demers (Public Works Director)

Supporting Information/Documentation:
Council Order, Bid Summary, Cost Estimates, Project Location Map, Schematic Traffic Control Plan, Approved Council Order (2024.48)

Key Terms:

Executive Summary:
Per DEP's consent agreement, a new 42" storm drain is required within Elm Street to provide conveyance capacity for combined sewer separation. The new storm drain should be installed prior to MaineDOT's Route 1 Master Plan upgrades slated for 2026.

Two bids were received for construction this year:

- Gorham Sand & Gravel (GSG): $2,997,565.25
- Shaw Brothers (SB): $3,543,378.00

Staff recommend awarding the contract to the low bidder (GSG) with a 13.4% contingency ($3,400,000 total).

Detailed Review:
Since Council's approval in April 2024 (Order #2024.48), Staff has been working with BH2M on designing new storm infrastructure within Hooper Street & Elm Street (from Diamond Street to Center Street).

As a joint-project with Maine Water Company, new water mains are also proposed to replace aging infrastructure.

Permits from DEP & Saco River Corridor Commission (SRCC) have been acquired, as well as a formal 20'-wide easement from One Diamond Development, LLC for the proposed storm drain outfall (in front of the existing Subway Building).

Construction is anticipated from April to November 2025. To minimize one-lane flagging and congestion, a Schematic Traffic Control Plan was included in the bid documents that detours northbound traffic onto Main Street and keeps southbound traffic unaffected. Staff expects to modify the existing traffic signal timing at the Main-Hill-Water intersection to handle the increase in northbound traffic.

Once a contractor is awarded, a Final Traffic Control Plan will be developed and a public meeting will be held for residents to voice their concerns with the contractor prior to construction.
Gorham Sand & Gravel's low-bid is $525k less than BH2M's cost estimate and $870k less than Wright-Pierce's original consent agreement cost estimate. Co-designing this with BH2M and performing in-house construction administration has created significant savings (±$200k vs. Wright-Pierce's $1.1MM engineering estimate).

Once constructed, the City expects a partial reimbursement from MaineDOT (TBD; initial estimate of ±$1MM for drainage improvements). All reimbursement funds would be returned to the 23CSO01 CSO bond funds.

Staff applied this project for two grants in 2024 (DEP's CWSRF & DOT's MIAF) but did not receive any public funding.

Funding Source:
Funding for this $3,400,000 will be drawn from the City's authorized $10MM CSO bond:

- Organization Code: 23CSO01
- Account Balance: $5MM

Staff Recommendation:
Staff recommend accepting Gorham Sand & Gravel's low-bid and including a 13.4% contingency for change orders, RFIs, and inspection/administrative fees:

ITEM	**COST**
Bid	$2,997,565.25
13.4% Contingency	$402,434.75
TOTAL	**$3,400,000.00**

City of Biddeford

2025.15 IN BOARD OF CITY COUNCIL…February 18th, 2025

BE IT ORDERED, that the City Manager or his designee be authorized to sign a unit-cost contract with Gorham Sand & Gravel, Inc. of Gorham, Maine for the construction of the Elm Street and Hooper Street Sewer Separation Project, as per the bid submitted and opened on February 4th, 2025 in the amount of $2,997,565.25.

BE IT FURTHER ORDERED, that $402,434.75 (13.4%) be allocated for contingency change orders, RFIs, and inspection/administrative fees.

Funding for this $3,400,000.00 will be drawn from the City's authorized $10MM CSO bond:

- Organization Code: 23CSO01
- Account Balance: $5MM

NOTE: The Finance Committee will review this item at their February 18th, 2025 meeting.

Attest by:_____

Robin Patterson, City Clerk

ELM STREET & HOOPER STREET SEWER SEPARATION PROJECT - BID SUMMARY RESULTS (02/04/2025)							
PART 1 - CITY STORM DRAIN				GORHAM SAND & GRAVEL		SHAW BROTHERS	
ITEM NUMBER	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1A	SITE PREPARATION	1	LS	$ 483,575.00	$ 483,575.00	$ 884,549.00	$ 884,549.00
2A	TEST PITS	5	EA	$ 1,455.00	$ 7,275.00	$ 3,498.00	$ 17,490.00
3A	TRAFFIC CONTROL	1	LS	$ 278,600.00	$ 278,600.00	$ 355,410.00	$ 355,410.00
4A	E&SC	1	LS	$ 5,000.00	$ 5,000.00	$ 19,000.00	$ 19,000.00
5A	2' TYPE F CB	6	EA	$ 4,662.00	$ 27,972.00	$ 3,265.00	$ 19,590.00
6A	4' CB	4	EA	$ 11,395.00	$ 45,580.00	$ 5,770.00	$ 23,080.00
7A	4' DRAIN MH	2	EA	$ 14,002.00	$ 28,004.00	$ 7,989.00	$ 15,978.00
8A	6' DRAIN MH	10	EA	$ 12,622.00	$ 126,220.00	$ 11,458.00	$ 114,580.00
9A	8' DRAIN MH	2	EA	$ 16,699.00	$ 33,398.00	$ 14,921.00	$ 29,842.00
10A	REBUILD/CORE DRAIN STRUCTURE	3	EA	$ 2,800.00	$ 8,400.00	$ 2,000.00	$ 6,000.00
11A	6" DRAIN SERVICE	125	LF	$ 355.00	$ 44,375.00	$ 166.00	$ 20,750.00
12A	8" SD	3	LF	$ 1,062.00	$ 3,186.00	$ 250.00	$ 750.00
13A	12" SD	12	LF	$ 133.00	$ 1,596.00	$ 158.00	$ 1,896.00
14A	15" SD	277	LF	$ 197.00	$ 54,569.00	$ 183.00	$ 50,691.00
15A	18" SD	299	LF	$ 185.00	$ 55,315.00	$ 167.00	$ 49,933.00
16A	24" SD	255	LF	$ 316.00	$ 80,580.00	$ 302.00	$ 77,010.00
17A	30" SD	11	LF	$ 480.00	$ 5,280.00	$ 608.00	$ 6,688.00
18A	42" SD	1455	LF	$ 448.00	$ 651,840.00	$ 590.00	$ 858,450.00
19A	42" RCP SD	14	LF	$ 623.00	$ 8,722.00	$ 590.00	$ 8,260.00
20A	4' SEWER MH	8	EA	$ 13,007.00	$ 104,056.00	$ 8,727.00	$ 69,816.00
21A	REBUILD/CORE DRAIN STRUCTURE	4	EA	$ 1,755.00	$ 7,020.00	$ 3,500.00	$ 14,000.00
22A	8" SEWER	301	LF	$ 147.00	$ 44,247.00	$ 165.00	$ 49,665.00
23A	10" SEWER	62	LF	$ 316.00	$ 19,592.00	$ 292.00	$ 18,104.00
24A	12" SEWER	77	LF	$ 342.50	$ 26,372.50	$ 250.00	$ 19,250.00
25A	OFFSET SEWER/DRAIN	8	EA	$ 1,985.00	$ 15,880.00	$ 2,000.00	$ 16,000.00
26A	SEWER PIPE LINING	427	LF	$ 137.25	$ 58,605.75	$ 70.00	$ 29,890.00
27A	BITUMINOUS SIDEWALK	450	SY	$ 72.50	$ 32,625.00	$ 74.00	$ 33,300.00
28A	CONCRETE SIDEWALK	20	SY	$ 395.00	$ 7,900.00	$ 278.00	$ 5,560.00
29A	DETECTABLE WARNING PANEL	16	SF	$ 229.00	$ 3,664.00	$ 150.00	$ 2,400.00
30A	REINSTALL GRANITE CURB	279	LF	$ 60.00	$ 16,740.00	$ 65.00	$ 18,135.00
31A	BITUMINOUS CURB	1200	LF	$ 32.00	$ 38,400.00	$ 15.00	$ 18,000.00
32A	REMOVE EX. CONCRETE ROAD BASE	1100	LF	$ 35.50	$ 39,050.00	$ 36.00	$ 39,600.00
33A	TRENCH CAP	2600	SY	$ 91.00	$ 236,600.00	$ 130.00	$ 338,000.00
34A	FULL-DEPTH PAVEMENT	800	SY	$ 90.00	$ 72,000.00	$ 43.00	$ 34,400.00
35A	PAVEMENT OVERLAY	875	SY	$ 20.00	$ 17,500.00	$ 15.00	$ 13,125.00
36A	STRIPING & MARKING	1	LS	$ 14,500.00	$ 14,500.00	$ 10,700.00	$ 10,700.00
37A	LEDGE EXCAVATION	600	CY	$ 350.00	$ 210,000.00	$ 300.00	$ 180,000.00
38A	RIP-RAP SLOPE PROTECTION	40	SY	$ 88.00	$ 3,520.00	$ 100.00	$ 4,000.00
39A	LOAM & SEED	10	SY	$ 68.00	$ 680.00	$ 150.00	$ 1,500.00
40A	ABANDON PIPE/STRUCTURES	1	LS	$ 48,000.00	$ 48,000.00	$ 45,625.00	$ 45,625.00
41A	OFFSET UNDERGROUND CONDUIT	1	EA	$ 11,626.00	$ 11,626.00	$ 6,851.00	$ 6,851.00
42A	NIGHTWORK	30	HR	$ 650.00	$ 19,500.00	$ 517.00	$ 15,510.00
				GSG - PART 1 TOTAL:	$ 2,997,565.25	SB - PART 1 TOTAL:	$ 3,543,378.00

PART 2 - MWC WATER MAIN				GORHAM SAND & GRAVEL		SHAW BROTHERS	
ITEM NUMBER	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1B	16" WATER MAIN	1511	LF	$ 632.00	$ 954,952.00	$ 344.00	$ 519,784.00
2B	12" WATER MAIN	85	LF	$ 355.00	$ 30,175.00	$ 305.00	$ 25,925.00
3B	8" WATER MAIN	288	LF	$ 198.50	$ 57,168.00	$ 201.00	$ 57,888.00
4B	6" WATER MAIN	30	LF	$ 390.00	$ 11,700.00	$ 250.00	$ 7,500.00
5B	2" WATER MAIN	490	LF	$ 105.00	$ 51,450.00	$ 136.00	$ 66,640.00
6B	RESTORE WATER SERVICE LINE (>2")	42	LF	$ 340.00	$ 14,280.00	$ 300.00	$ 12,600.00
7B	RESTORE WATER SERVICE LINE (<2")	22	EA	$ 5,991.00	$ 131,802.00	$ 1,875.00	$ 41,250.00
8B	WATER SERVICE CONNECTION	22	EA	$ 500.00	$ 11,000.00	$ 1,875.00	$ 41,250.00
9B	HYDRANT	3	EA	$ 1,800.00	$ 5,400.00	$ 3,500.00	$ 10,500.00
10B	THRUST BLOCK	14	EA	$ 370.00	$ 5,180.00	$ 300.00	$ 4,200.00
11B	LEDGE EXCAVATION	500	CY	$ 350.00	$ 175,000.00	$ 400.00	$ 200,000.00
12B	TEST PITS	10	EA	$ 1,455.00	$ 14,550.00	$ 3,498.00	$ 34,980.00
13B	LOAM & SEED	10	SY	$ 68.00	$ 680.00	$ 150.00	$ 1,500.00
14B	TRENCH CAP	900	SY	$ 91.00	$ 81,900.00	$ 130.00	$ 117,000.00
15B	BITUMINOUS SIDEWALK	460	SY	$ 72.50	$ 33,350.00	$ 74.00	$ 34,040.00
16B	CONCRETE SIDEWALK	20	SY	$ 395.00	$ 7,900.00	$ 278.00	$ 5,560.00
17B	DETECTABLE WARNING PANEL	20	SF	$ 229.00	$ 4,580.00	$ 150.00	$ 3,000.00
18B	REINSTALL GRANITE CURB	67	LF	$ 60.00	$ 4,020.00	$ 65.00	$ 4,355.00
19B	REMOVE EX. CONCRETE SUBBASE	508	SF	$ 35.50	$ 18,034.00	$ 40.00	$ 20,320.00
20B	2" RIGID FOAM INSULATION	550	LF	$ 20.00	$ 11,000.00	$ 12.00	$ 6,600.00
21B	NIGHTWORK	30	HR	$ 650.00	$ 19,500.00	$ 517.00	$ 15,510.00
22B	MATERIAL MANAGEMENT	1	LS	$ 9,500.00	$ 9,500.00	$ 25,216.00	$ 25,216.00
23B	CONNECTION TO EX. MAIN (ELM/MAIN)	1	LS	$ 7,660.00	$ 7,660.00	$ 6,250.00	$ 6,250.00
24B	CONNECTION TO EX. MAIN (ST MARYS)	1	LS	$ 6,645.00	$ 6,645.00	$ 5,000.00	$ 5,000.00
25B	CONNECTION TO EX. MAIN (PEARL)	1	LS	$ 5,793.00	$ 5,793.00	$ 3,750.00	$ 3,750.00
26B	CONNECTION TO EX. MAIN (SPRUCE)	1	LS	$ 6,218.00	$ 6,218.00	$ 3,750.00	$ 3,750.00
27B	CONNECTION TO EX. MAIN (THORTON)	1	LS	$ 7,068.00	$ 7,068.00	$ 3,750.00	$ 3,750.00
28B	CONNECTION TO EX. MAIN (LINCOLN)	1	LS	$ 8,343.00	$ 8,343.00	$ 6,250.00	$ 6,250.00
29B	CONNECTION TO EX. MAIN (HOOPER)	1	LS	$ 1.00	$ 1.00	$ 5,000.00	$ 5,000.00
30B	CONNECTION TO EX. MAIN (UFR)	1	LS	$ 9,268.00	$ 9,268.00	$ 6,250.00	$ 6,250.00
31B	CONNECTION TO EX. MAIN (DIAMOND)	1	LS	$ 7,493.00	$ 7,493.00	$ 6,250.00	$ 6,250.00
32B	CONNECTION TO EX. MAIN (NORTH)	1	LS	$ 8,285.00	$ 8,285.00	$ 6,250.00	$ 6,250.00
				GSG - PART 2 TOTAL:	$ 1,719,895.00	SB - PART 2 TOTAL:	$ 1,308,118.00

GSG - GRAND TOTAL:	$ 4,717,460.25	SB - GRAND TOTAL:	$ 4,851,496.00

BH2M
380B Main Street
Gorham, Maine 04038

SITE CONSTRUCTION COST WORKSHEET
ELM AND HOOPER STREET
SEWER SEPARATION

Drain Project Bid Items	Quantity	Unit	Unit Cost	Total Cost
1A. Site Preparation	1	LS	$ 200,000.00	$ 200,000.00
2A. Test Pits	5	EA	$ 2,250.00	$ 11,250.00
3A. Traffic Control	1	LS	$ 225,000.00	$ 225,000.00
4A. Erosion and Sedimentation Control	1	LS	$ 25,000.00	$ 25,000.00
5A. Type F Catch Basin	6	EA	$ 5,250.00	$ 31,500.00
6A. 4' Dia Catch Basin	4	EA	$ 6,000.00	$ 24,000.00
7A. 4' Dia Drain Manhole	2	EA	$ 7,500.00	$ 15,000.00
8A. 6' Dia Drain Manhole	10	EA	$ 16,000.00	$ 160,000.00
9A. 8' Dia Drain Manhole	2	EA	$ 20,000.00	$ 40,000.00
10A. Rebuild / Core Drain Structure	3	EA	$ 2,200.00	$ 6,600.00
11A. 6" Drain Services	125	LF	$ 400.00	$ 50,000.00
12A. 8" Storm Drain	3	LF	$ 280.00	$ 840.00
13A. 12" Storm Drain	12	LF	$ 300.00	$ 3,600.00
14A. 15" Storm Drain	277	LF	$ 325.00	$ 90,025.00
15A. 18" Storm Drain	299	LF	$ 340.00	$ 101,660.00
16A. 24" Storm Drain	255	LF	$ 400.00	$ 102,000.00
17A. 30" Storm Drain	11	LF	$ 450.00	$ 4,950.00
18A. 42" Storm Drain	1455	LF	$ 850.00	$ 1,236,750.00
19A. 42" RCP Storm Drain	14	LF	$ 1,000.00	$ 14,000.00
20A. 4' Dia Sewer Manhole	8	EA	$ 7,500.00	$ 60,000.00
21A. Rebuild / Core Sewer Structure	4	EA	$ 2,200.00	$ 8,800.00
22A. 8" Sewer	301	LF	$ 300.00	$ 90,300.00
23A. 10" Sewer	62	LF	$ 310.00	$ 19,220.00
24A. 12" Sewer	77	LF	$ 320.00	$ 24,640.00
25A. Offset Sewer and Drain Services	8	EA	$ 6,500.00	$ 52,000.00
26A. Sewer Pipe Lining	427	LF	$ 220.00	$ 93,940.00
27A. Bituminous Sidewalk Repair	450	SY	$ 125.00	$ 56,250.00
28A. Concrete Sidewalk Repair	20	SY	$ 275.00	$ 5,500.00
29A. Detectable Warning Panel	16	SF	$ 125.00	$ 2,000.00
30A. Reinstall Granite Curb	279	LF	$ 70.00	$ 19,530.00
31A. Bituminous Curb	1200	LF	$ 35.00	$ 42,000.00
32A. Remove Existing Concrete Road Base	1100	LF	$ 80.00	$ 88,000.00
33A. Trench Cap	2600	SY	$ 65.00	$ 169,000.00
34A. Full Depth Pavement	800	SY	$ 70.00	$ 56,000.00
35A. Pavement Overlay	875	SY	$ 35.00	$ 30,625.00
36A. Striping and Marking	1	LS	$ 10,000.00	$ 10,000.00
37A. Ledge Excavation	600	CY	$ 400.00	$ 240,000.00
38A. Riprap Slope Protection	40	SY	$ 85.00	$ 3,400.00
39A. Loam and Seed	10	SY	$ 50.00	$ 500.00
40A. Abandon Pipe and Structures	1	LS	$ 25,000.00	$ 25,000.00
41A. Offset Underground Conduit	1	EA	$ 10,000.00	$ 10,000.00
42A. Night Work	30	HR	$ 2,500.00	$ 75,000.00
Subtotal				**$ 3,523,880.00**
15% Contigency				**$ 528,582.00**
Drain Project Subtotal				**$ 4,052,462.00**

Project Number: 20496A
Project: Biddeford Sewer/Storm Drain Separation Projects
ENR CCI 20CITY AVG: 13175

Date: 10/18/23
By: ABL/SLG

SEPARATION PROJECTS, 10-YEAR PLAN

PRIORITY	Project Title	LF of New Storm Drain	Construction Cost	Engineering Cost	Estimated Total Cost	Tributary Outfall	CSO Area	Project Timeline	Dependent Projects
0	Cutts, Bradbury, Mason Separation	990	$ 1,522,947	$ 456,884	$ 1,980,000	Bradbury	CSO-006	Year 1-5	-
1	Alfred Street Separation - CWSRF Project 1 (Phase 1 and 2)	1,980	$ 3,219,248	$ 965,774	$ 4,185,000	Main Street	CSO-009	Year 1-5	-
2	Alfred Street Separation - CWSRF Project 2 (Phase 3)	1,440	$ 2,310,193	$ 693,058	$ 3,003,000	Main Street	CSO-009	Year 1-5	1
3	Main Capacity Upgrades & Summer Street Separation	1,500	$ 2,456,668	$ 737,000	$ 3,194,000	Main Street	CSO-009	Year 1-5	1
4	Washington, Jefferson, Adams, Franklin Separation	2,520	$ 3,659,373	$ 1,097,812	$ 4,757,000	Main Street	CSO-009	Year 1-5	3
5	Elm Street Capacity Upgrades	2,370	$ 3,869,539	$ 1,160,862	$ 5,030,000	Elm Street	CSO-007	Year 1-5	-
6	South, Kossuth, Hooper, Maple Separation	2,140	$ 3,064,040	$ 919,212	$ 3,983,000	Elm Street & Former Maple Street CSO	CSO-007	Year 6-10	5
7	Harrison to Free Street Upgrades	1,420	$ 2,655,608	$ 796,682	$ 3,452,000	Alison Ave	CSO-009	Year 6-10	
8	Lambert, Clark, Tachereau Separation	2,870	$ 4,681,469	$ 1,404,441	$ 6,086,000	Alison Ave	CSO-009	Year 6-10	7
9	Westland, Dental, Forest, Rathier Separation	1,140	$ 1,267,744	$ 380,323	$ 1,648,000	Alison Ave (Westland), Western Ave (Dental), Springfield Railroad (Forest/Rathier)	CSO-005r (Dental, Forest, Rathier), CSO-009 (Westland)	Year 6-10	-
10	Rumery Capacity Upgrades & George Separation	1,270	$ 1,945,781	$ 583,734	$ 2,530,000	Rumery	CSO-013	Year 6-10	-
		Total LF= 18700	**$ 29,130,000**	**$ 8,739,000**	**$ 37,870,000**				

PROJECTS BEYOND CONSENT AGREEMENT

Hillside/CF Oaks - Previously in 10-year	1,000	$ 1,332,765	$ 399,830	$ 1,733,000	Alison Ave	CSO-009	Year 11-15	-
Rumery, Bristol & Freeman Separation	1,210	$ 2,688,656	$ 806,597	$ 3,495,000	Rumery	CSO-013	Year 11-15	10
Highland Separation	1,010	$ 623,998	$ 187,199	$ 811,000	N Main Street	CSO-006	Year 11-15	-
Porter Street & Myrtle Street	2,040	$ 3,004,785	$ 901,436	$ 3,906,000	Alison Ave	CSO-009	Year 11-15	7,8
Westfield Ext., Congress Street Separation	820	$ 873,460	$ 262,038	$ 1,135,000	Alison Ave	CSO-009	Year 11-15	7
Southgate Separation	851	$ 299,523	$ 1,048,329	$ 1,348,000	Alison Ave	CSO-009	Year 11-15	-
Diamond Storage Upgrade	2,245	$ 3,248,140	$ 974,442	$ 4,223,000	N/A	CSO-006/007	Year 1-5	-
		$ 12,100,000	$ 4,600,000	$ 16,700,000				

1. Projects and their estimates shown in the tables are conceptual in nature and are not based on formal surveying or test pitting efforts. Size, scope, and nature could vary during the formal design process.

NEW 42" STORM OUTFALL

HOOPER STREET
- NEW 18" STORM DRAIN
- REPLACE EXISTING 8" WATER MAIN
- REPLACE EXISTING 8" SEWER MAIN
(1/2 EXCAVATION, 1/2 SLIP LINING EXISTING)

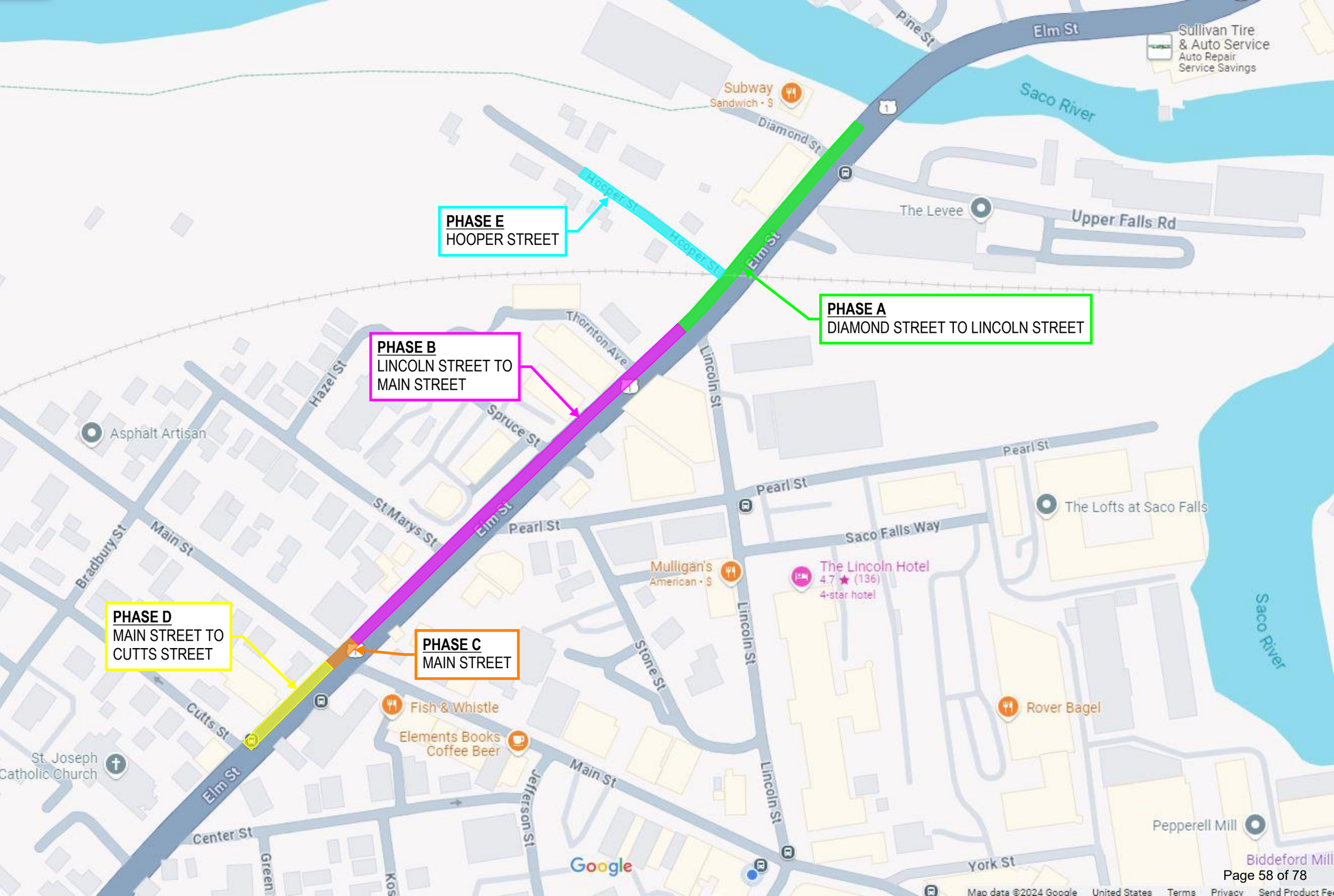
580.00 ft

ELM STREET (NORTH)
- NEW 42" STORM DRAIN
(MAIN STREET TO SACO RIVER)
- NEW 16" WATER MAIN
(MAIN STREET TO SACO RIVER)

1,550.00 ft

ELM STREET (SOUTH)
- NEW ±24" STORM DRAIN
(CENTER STREET TO MAIN STREET)

470.00 ft


PHASE E
HOOPER STREET
PHASE A
DIAMOND STREET TO LINCOLN STREET
PHASE B
LINCOLN STREET TO MAIN STREET
PHASE D
MAIN STREET TO CUTTS STREET
PHASE C
MAIN STREET
Elm St
Pine St
Sullivan Tire & Auto Service
Auto Repair
Service Savings
Subway
Sandwich · $
Diamond St
Saco River
The Levee
Upper Falls Rd
Hooper St
Thornton Ave
Hazel St
Spruce St
Lincoln St
Asphalt Artisan
Pearl St
Bradbury St
Main St
St Marys St
Saco Falls Way
Mulligan's
American · $
The Lincoln Hotel
4.7 ★ (136)
4-star hotel
The Lofts at Saco Falls
Stone St
Fish & Whistle
Elements Books Coffee Beer
Rover Bagel
Cutts St
St. Joseph Catholic Church
Jefferson St
Center St
Pepperell Mill
York St
Biddeford Mill
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PHASE A
DIAMOND STREET TO LINCOLN STREET

SOUTHBOUND TRAFFIC
ONE-WAY TRAFFIC
REMAIN ON ROUTE 1

LTO

RTO

CS

RT

NORTHBOUND DETOUR (TYP)

NORTHBOUND DETOUR

CS

RT

NORTHBOUND TRAFFIC
DETOUR ROUTE 1 THRU-TRAFFIC
ONTO ALFRED STREET (I.E. **TRUCKS**)

CS

RT

PHASE 'A' TCP - DIAMOND TO LINCOLN
DETOUR NORTHBOUND TRAFFIC

SIGNAGE LEGEND
RT = RIGHT-TURN RECOMMENDED
LT = LEFT-TURN RECOMMENDED
RTO = RIGHT-TURN ONLY
LTO = LEFT-TURN ONLY
NLT = NO LEFT-TURN
CS = CONTINUE STRAIGHT RECOMMENDED

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PHASE B
LINCOLN STREET
TO MAIN STREET

SOUTHBOUND TRAFFIC
ONE-WAY TRAFFIC
REMAIN ON ROUTE 1

NLT

RTO

CS

RT

NORTHBOUND DETOUR (TYP)

NORTHBOUND DETOUR

NORTHBOUND TRAFFIC
DETOUR ROUTE 1 THRU-TRAFFIC
ONTO ALFRED STREET (I.E. **TRUCKS**)

PHASE 'B' TCP - LINCOLN TO MAIN
DETOUR NORTHBOUND TRAFFIC

SIGNAGE LEGEND
RT = RIGHT-TURN RECOMMENDED
LT = LEFT-TURN RECOMMENDED
RTO = RIGHT-TURN ONLY
LTO = LEFT-TURN ONLY
NLT = NO LEFT-TURN
CS = CONTINUE STRAIGHT RECOMMENDED

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PHASE C
MAIN STREET

NIGHTWORK DETOUR
ONE-WAY FLAGGING

ROAD CLOSED AHEAD, TURN RIGHT

TURN RIGHT TO CONTINUE ON MAIN STREET

TURN LEFT TO CONTINUE ON MAIN STREET

TURN RIGHT TO CONTINUE ON MAIN STREET

PHASE 'C' TCP - MAIN STREET
NIGHTWORK 1-WAY FLAGGING

SIGNAGE LEGEND
RT = RIGHT-TURN RECOMMENDED
LT = LEFT-TURN RECOMMENDED
RTO = RIGHT-TURN ONLY
LTO = LEFT-TURN ONLY
NLT = NO LEFT-TURN
CS = CONTINUE STRAIGHT RECOMMENDED

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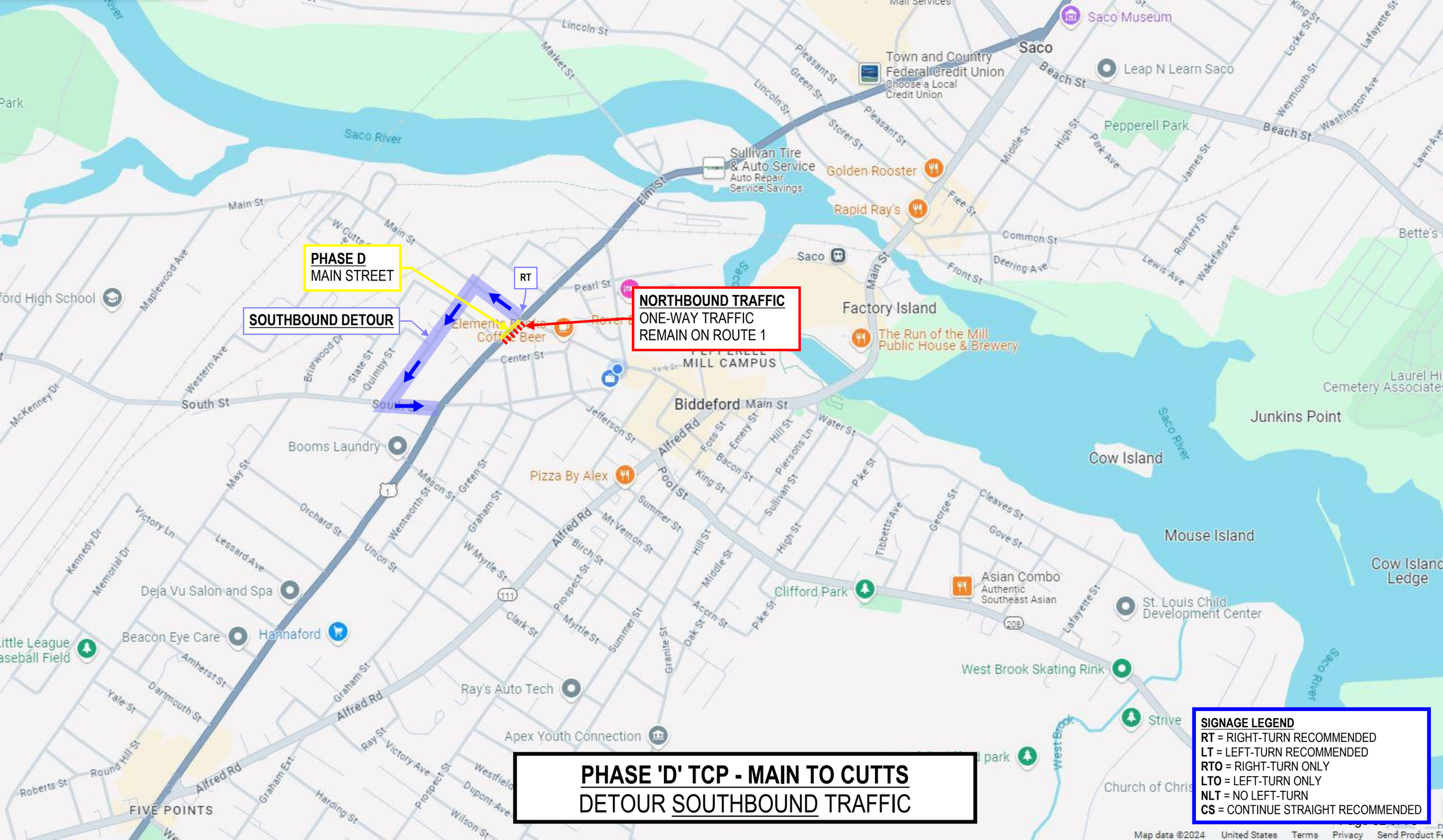


PHASE 'D' TCP - MAIN TO CUTTS

DETOUR SOUTHBOUND TRAFFIC

SIGNAGE LEGEND

RT = RIGHT-TURN RECOMMENDED
LT = LEFT-TURN RECOMMENDED
RTO = RIGHT-TURN ONLY
LTO = LEFT-TURN ONLY
NLT = NO LEFT-TURN
CS = CONTINUE STRAIGHT RECOMMENDED

City of Biddeford

2024.48 **IN BOARD OF CITY COUNCIL…April 16th, 2024**

BE IT ORDERED, that the City Manager or his designee be authorized to sign a lump sum contract with BH2M of Gorham, Maine for the survey, design, and construction administration of three combined sewer overflow (CSO) separation projects, as per RFPs submitted and opened on April 1st, 2024 in the amount of $275,000. $98,500 FOR ELM STREET DESIGN

BE IT FURTHER ORDERED, that $55,000 (20%) be allocated for contingency/change orders and $200,000 for test pit/ledge probe subcontractor costs.

Over the next three years, funding for this $530,000 will be drawn from the City's authorized $10MM CSO bond:

- Organization Code: 23CSO01
- Account Balance: $5MM

NOTE: The Finance Committee will review this item at their April 16th, 2024 meeting.

April 16, 2024
Motion: Councilor LaFountain
Second: Councilor Lessard.
Vote: Unanimous in favor.
Motion passed.

Attest by: _____
Robin Patterson, City Clerk

City Council

Meeting Date:	February 18, 2025
Meeting Time:	6:00 PM
Agenda Item No:	10.c
Item Description:	2025.16 Approval Public Art Commission Ordinance
Submitted By:	Brad Favreau, Planning & Development

Supporting Information/Documentation:
2025.16 Public Art Commission - ORDER , 20250218 Public Art Commission Ordinance - Final w Revisions

Key Terms:
N/A

Executive Summary:
The Planning and Development Department proposes this draft ordinance to codify public art and a new commission in Biddeford as a tool and technique to enhance public spaces and improve the urban experience in general.

Detailed Review:
Public art is a valuable tool for planning and economic development, and plays a vital role in placemaking (generally, placemaking is the improvement of the urban experience) and enhancement of Biddeford's identity. In 2022 the Downtown Development Commission presented a new Public Art Policy to City Council for consideration. This policy, including a description of a new Public Art Commission, was approved July, 2022. In January 2025 the Policy Committee recommended the attached draft ordinance to codify those recommendations as amended.

This proposed ordinance, for inclusion in Part II Code of Ordinances, Chapter 2 Administration, includes:

- Functions and Purposes of the Public Art Commission;
- Definitions pertinent to public art;
- Composition of the commission (revised from 2022 policy);
- Mandate to establish guidelines and procedures to evaluate public art proposals, both

temporary and permanent;
- Mandate to create of a Public Art Master Plan;
- Mandate to establish an operating budget;
- Mandate to oversee the maintenance and care of public art.

Public art can help establish Biddeford as a destination for art and culture in Southern Maine. This proposed ordinance ensures the new Public Art Commission can carry out this work.

Funding Source:
N/A

Staff Recommendation:
Staff recommends this proposed ordinance as a tool to enhance economic development in Biddeford. Public art has wide public support.

City of Biddeford

2025.16 IN BOARD OF CITY COUNCIL… February 18, 2025

BE IT ORDERED, that the City Council of the City of Biddeford does hereby amend the Code of Ordinances as follows:

Amend Part II: Code of Ordinances, Chapter 2 Administration, Article IV Boards, Committees, Commissions, by adding new Division 15 Public Art Commission, in accordance with the attached document.

Attest by:_____

Chapter 2 Article IV Boards, Committees, Commissions

Division 15 Public Art Commission

Section 2-330 Established

The Biddeford Public Art Commission is hereby established by City Council.

Section 2-331 "Commission" Defined

Unless otherwise indicated, the term "commission," as used in this division, shall mean the Biddeford Public Art Commission.

Section 2-332 Definitions

Public Art – A temporary or permanent object, located in or on a public space, created with skill and imagination that shall include:

- Paintings or murals or other graphic expressions;
- Sculpture or statuary;
- Crafts in clay, textiles, wood, metal, glass, plastic;
- Mixed media, including collage;
- Functional art such as street furniture;
- Landscape or environmental landforms and composition;
- Other expressive media.

Public art shall not include:

- Reproductions of original works of art, except when controlled by the artist;
- Ornamental or decorative objects, or other adornment that are typical elements of architectural design;
- Conventional elements of landscape design;
- Mass produced objects;
- Directional or other functional elements;
- Slogans, logos, mascots, or commercial advertising.

Public Space – Property owned or controlled by the City of Biddeford, including but not limited to, parks, road rights-of-way, courtyards, bridges, building exteriors, building interiors such as foyers, and public easements (e.g. Mill District easements).

Public Art Master Plan – A strategic plan and guidelines that directs the selection, placement and administration of Public Art. This plan shall include an inventory of all public art and private art that is public facing.

Public Art Program – Activities of the Public Art Commission that promote public art, including the selection, placement, and care of art in Biddeford so as to enhance public spaces.

Section 2-333 Composition; Appointments of Commissioners; Terms of Office; Removal of Members

(a) The Commission shall comprise seven members, nominated by the Mayor and confirmed by the City Council. Commission members shall be referred to in this Division as "Commissioners."
   1. Candidates for this commission must be either residents of Biddeford or be employed in Biddeford.
   2. A minimum of three members shall possess credentials and expertise in one or more of the following areas: arts, culture, humanities, including but not limited to, architecture, landscape architecture, museum curation or other museum professional, professional visual or performing artist (including musicians), art educator, and manager of cultural organization.
   3. One member shall be a Biddeford City Councilor.
   4. The Commission shall also include a student representative as an eight non-voting member to provide a youth perspective
   5. A Commissioner shall automatically be removed from office in the event that he or she no longer is a resident of the City of Biddeford, employed in Biddeford, or is absent for three consecutive regular meetings without being excused by the Chair.

(b) Commissioners shall serve three year terms.

(c) The terms of each Commissioner shall be staggered so that no more than three Commissioners' terms shall expire in the same year. ~~Any Commissioner appointed to fill a vacancy for which more than half of the unexpired term remains shall be deemed to have served one full term~~.

Section 2-334 Filling of Vacancies

Vacancies on the Commission shall be filled for the remainder of the term in the same manner as original appointments are made.

Section 2-335 Quorum

A simple majority of voting Commissioners shall constitute a quorum.

Section 2-336 Functions and Purposes

The purposes of the Public Art Commission shall be to administer a Public Art Program, including:

- Ensure the enhancement of art in the City;
- Promote the access and enjoyment of the arts;
- Improve public buildings, facilities, and outdoor spaces through artistic endeavors;
- Respond to Biddeford's diverse community and imagination.

Functions of the Public Art Commission shall be to:

A. Develop, maintain, and implement a Public Art Master Plan. This plan shall consider the following goals in its development:

1. Open space or parks planning;
2. Cultural tourism;
3. Economic Development;
4. Quality of Life;
5. Place-making.

The Public Art Master Plan shall include, but not limited to, the following elements:

1. Identification and recommendation of public spaces, including easements and rights of way, in Biddeford that may be appropriate for the placement of art, i.e. site selection;
2. Criteria to ensure public art is accessible to all;
3. Consideration of the context into which the piece of art will be placed, integration with other Planning initiatives;
4. Criteria for the selection of artists and art work, including the inclusion of advice from professionals and input from the public;
5. List of interested artists;
6. Procedures for artistic competitions;
7. Review criteria for gifted works of art;
8. Documentation of works of art;
9. Requirements for the maintenance of art;
10. Requirements for the removal of art, if necessary;
11. Other elements as they may arise.

The Public Art Master Plan shall be presented to City Council for approval upon creation and as updated every five years.

B. Establish procedures and guidelines for the review of proposed public art, both temporary and permanent installations, soliciting advice from art professionals, the business community, and local residents, as needed;

C. Establish and maintain an annual operating budget, for the commissioning, acquisition, development, implementation, maintenance, and, if necessary, the removal of public art; as well as other expenditures as necessary for the administration of Public Art.

D. Seek funds, public or private, for the administration of the Public Art Program.

E. Review potential gifts of art to the City, soliciting advice from art professionals, the business community, and local residents, as necessary;

F. Oversee the maintenance, care, and repair of public art collection;

G. Revise policies and guidelines as needed for improved implementation of public art.

2-337 Required Vote

The Commission shall act by majority of those present and voting.

2-338 Annual Election of Chair, Vice Chair and Secretary

The Commission shall hold a meeting at the beginning of each calendar year for the purpose of electing a Chair, Vice Chair, and Secretary. The Chair shall not vote except to break a tie. Duties of the Secretary are to take minutes at each meeting and otherwise record activities of the Commission.

2-339 Management of Commission

The management of the Commission shall be vested in the Commissioners appointed and confirmed in accordance with Section 2-333. The Commission shall be staffed by the Director of Planning and Development or designee.

2-340 Contracts and Agreements

All contracts, agreements and other matters entered into under the authority contained in this Division shall be executed by Chair of the Commission with Mayor and Council approval.

2-341 Authority to Establish Subcommittee

The Commission may from time to time establish subcommittees composed of such persons as the Commission shall desire to provide advice and counsel on ~~downtown~~ public art matters.

2-342 Council Authorized to Designate Commission as Agent for the City

The Council may from time to time designate the Commission to serve as agent for the City in matters relating to other cities and towns, persons or corporations.

2-343 Expenditures

All Commission expenditures shall comply with the City procurement policies established in Chapter 2, Administration, Division 2 – Procurement.

City Council

Meeting Date: February 18, 2025
Meeting Time: 6:00 PM
Agenda Item No: 10.d
Item Description: 2025.17 Approval of Reallocation of CDBG Funds
Submitted By: Jessica Wilson, Community Development & Grants Manager

Supporting Information/Documentation:
2025.17 Proposed Order

Key Terms:
HUD: U.S. Department of Housing & Urban Development, the federal funder of the CDBG program. **CDBG**: Community Development Block Grant, an annual award provided on a formula basis to entitled cities to develop viable communities via decent housing and a suitable living environment and via expanded economic opportunities, principally for low- and moderate-income persons (i.e., households earning no more than 80% of area median income).

Executive Summary:
Reallocation of CDBG funds in the amount of $255,000 is necessary. The following is in response to Council's request for recommendations:

- To reallocate $255,000, previously allocated to Seeds of Hope, to the improvement of public facilities/infrastructure.

Detailed Review:
Council approved final payment in connection with the Seeds of Hope project to which CDBG funds in the amount of $255,000 had been allocated but could not be used. Based on staff collaboration stemming from previous feedback from the public the following public facility improvements have been identified:

- **Playgrounds/Open Spaces** **$ 100,000**

  (J.R. Martin Community Center, Peirson's Lane Playground, Canopy Park, FOAV Court)

- **McArthur Library**

$ 155,000

Council previously reallocated CDBG funds in the amount of $250,000.00 to the improvement of the playgrounds/open spaces listed above. Bids were received for the design work and are being brought forth for award of same. Each location will be brought forth for approval as designs are received. If the additional allocation of $100,000 is not needed, those funds can be allocated to another eligible project.

Staff is working with McArthur Library to identify ways to improve access for the public. The library is seeing a continued increase in daily visitors. Immediate improvements would include commercial-grade furniture to improve the health and safety of guests and improvements to the community room.

Funding Source:
Community Development Block Grant Program

Staff Recommendation:
Staff recommends approval of the reallocation.

City of Biddeford

2025.17 IN BOARD OF CITY COUNCIL… FEBRUARY 18, 2025

BE IT ORDERED, that the City Council of the City of Biddeford does hereby approve and authorize the reallocation of CDBG funds in the amount of $255,000, previously allocated to the Seeds of Hope project, to the improvement of public facilities/infrastructure.

Attest by:_____

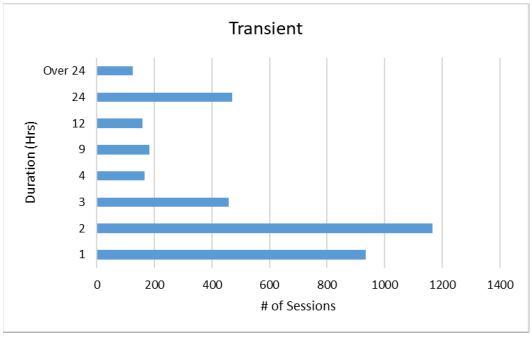
Dashboard

Total (net) Parking Receipts for month	**$**	**54,654.77**

`	Last Forecast	Prior Period (December 24)	Jan-25
	$	$	$
Monthly Parking Current	45,126	49,706	54,654
Monthly Parking required to eliminate Stabilization Payments	72,827	72,827	72,827
Difference	-27,702	-23,121	-18,173

Equivalent to (Increase in on demand)	99%	83%	65%
Equivalent to (Increase in Subscriptions)	78%	65%	51%
Monthly Parking Required to Generate income to City to offset Support Payments	158,096	158,096	158,096

Actuals & Forecasts	Dec-2021	Jun-2022	Dec-2022	Jun-2023	Dec-2023	Jun-2024	Dec-2024	Jun-2025	Dec-2025
	Actual	Acutal	Actual	Actual	Actual	Actual	Actual	Forecast	Forecast
Parking Revenues	124,102	174,209	236,904	265,900	297,808	270,756	292,463	776,208	834,055
Breakdown									
15 Pearl Street	66,111	112,205	169,611	175,555	196,622	181,715	-	276,239	309,388
Surface Lots	57,991	62,004	67,293	90,345	101,186	89,040	-	142,160	159,219
Actively targeted businesses								16,831	16,831
Rate Increases								49,000	49,000
Block 2 of the Mill Disrtrict Completed								291,979	299,618
Support Payments	336,583	336,583	361,583	361,583	386,583	386,583	411,583	411,583	436,583
Total Revenues	460,685	510,792	598,487	627,483	684,391	657,339	704,046	1,187,791	1,270,638
Premium Parking O&M Fe	(122,578)	(122,957)	(132,794)	(132,794)	(136,114)	(136,114)	(157,990)	(139,517)	(143,004)
Snow Removal	0	(48,775)	(26,339)	(26,339)	(26,997)	(26,204)	-	(27,672)	(28,364)
Life Cycle Expense Reserv	(11,976)	(15,144)	(16,356)	(16,356)	(16,765)	(25,337)	(1,892)	(17,184)	(17,613)
Credit Card Fees	(2,282)	(2,784)	(3,007)	(3,007)	(3,082)	(6,782)	(11,565)	(3,159)	(3,238)
Total Operating Expenses	(136,836)	(189,661)	(178,495)	(178,495)	(182,957)	(194,437)	(171,447)	(187,531)	(192,219)
NOI	323,849	321,132	419,992	448,988	501,434	462,902	532,599	1,000,260	1,078,419
JDA NOI Profile	453,873	453,873	642,277	642,277	671,129	671,129	734,463	734,463	763,130
Stabilization Payments	130,024	132,741	197,271	191,246	169,695	208,227	201,864	0	0
Revenue Share	0	0	0	0	0	0	0	239,217	283,759
Total Cost to City of Biddefor	466,607	469,324	558,854	552,829	556,278	594,810	613,447	172,366	152,824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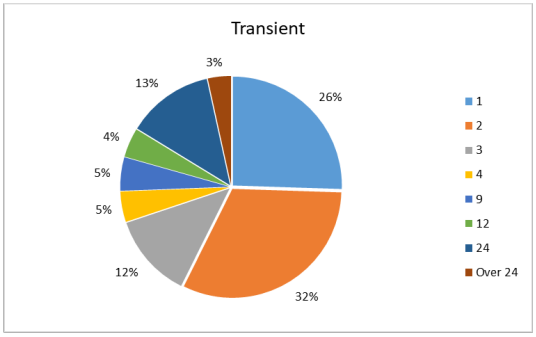
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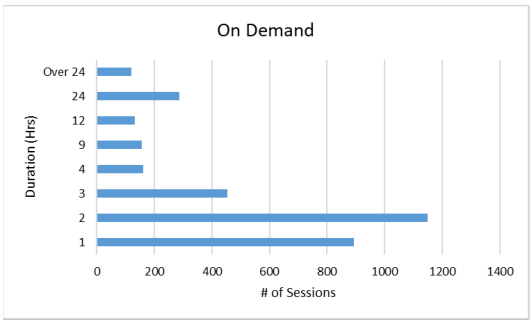
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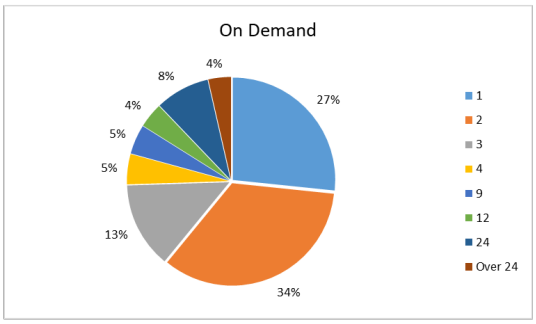
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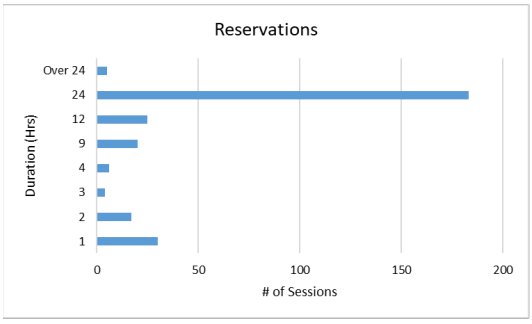
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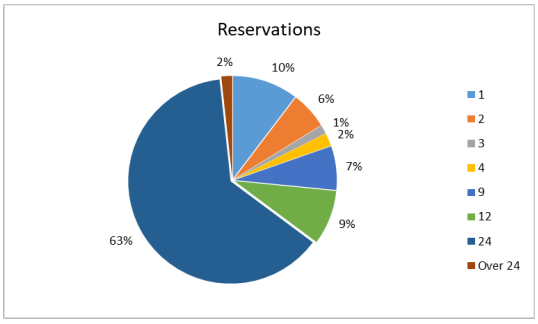
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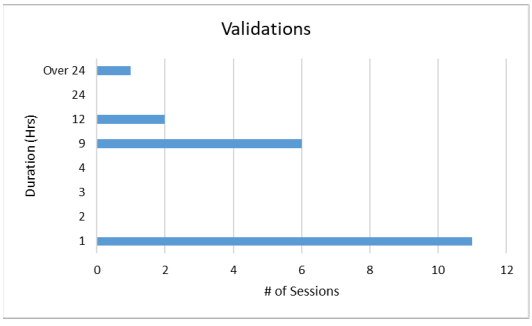
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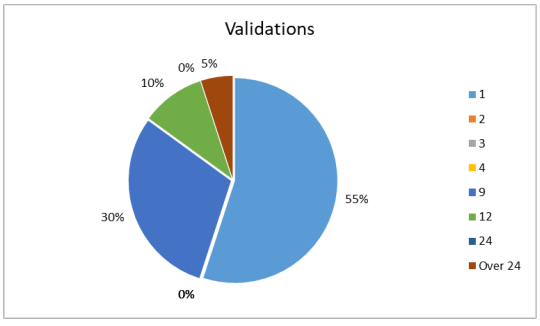
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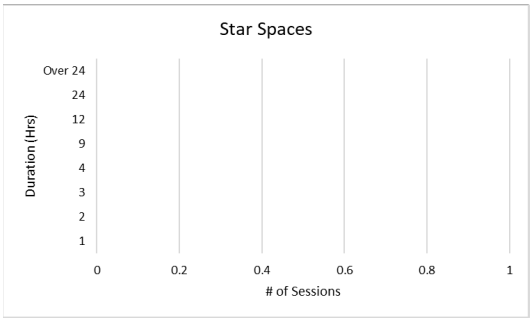
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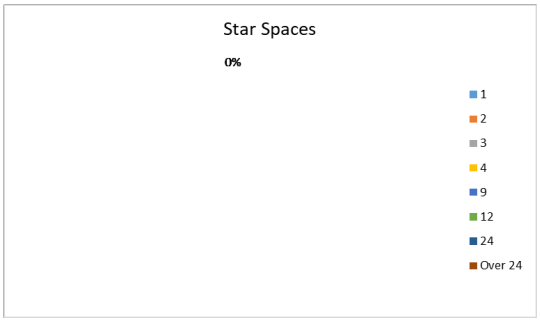
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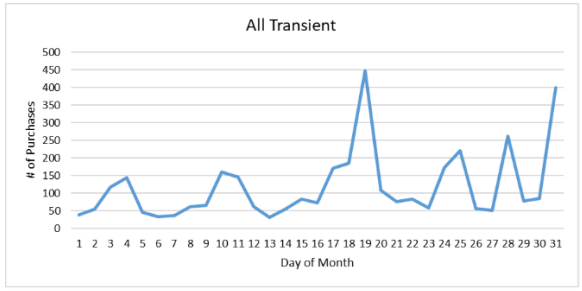
Day of Month	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
All Transient	223	429	345	336	1022	695	611
On Demand	210	350	327	326	923	688	527
Promo Codes	7	146	4	6	192	0	191
Reservations	11	74	13	6	96	7	83
Star Spaces	0	0	0	0	0	0	0
Validations	2	5	5	4	3	0	1
Subscriptions	68	69	359	79	60	54	76

Day of Week	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
All Transient	$1,460.60	$ 7,154.50	$ 1,718.45	$1,689.35	$11,601.95	$3,309.20	$ 9,502.80
On Demand	$1,426.00	$ 4,909.50	$ 1,650.25	$1,649.75	$ 8,418.75	$3,285.00	$ 6,601.00
Promo Codes	$ (100.85)	$(4,108.40)	$ (42.90)	$ -	$(5,831.50)	$ -	$(5,492.50)
Reservations	$ 34.60	$ 2,245.00	$ 68.20	$ 39.60	$ 3,183.20	$ 24.20	$ 2,901.80
Star Spaces	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Validations	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subscriptions	$3,754.50	$ 4,295.00	$15,944.00	$4,914.00	$ 3,111.00	$3,195.50	$ 4,640.00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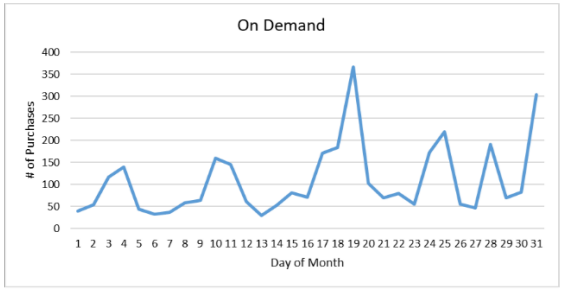
# of Purchases
Day of Month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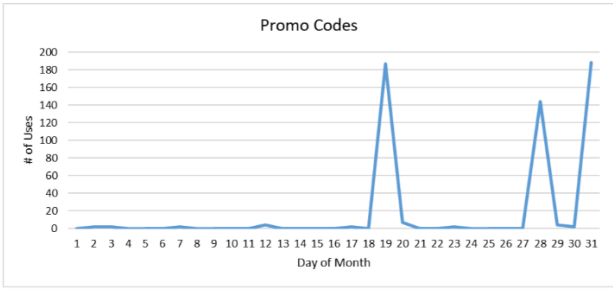
Promo Codes
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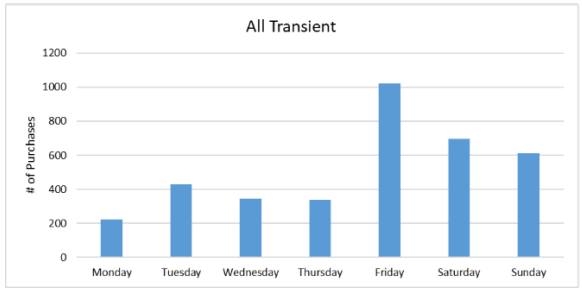
Day of Month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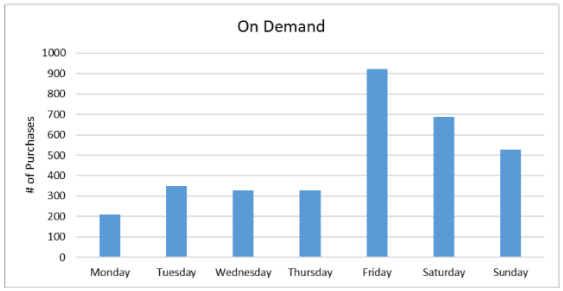
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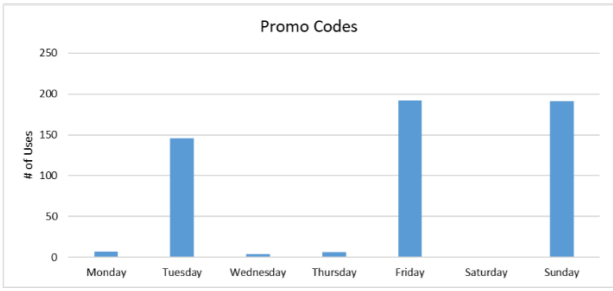
Promo Codes
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