

VIEWSHED

Landscape Architecture | GIS | Planning

November 14, 2024

Dylan Smith
Planning Director
York Town Hall
186 York Street
York, Maine 03909

RE: Proposal for Town of York Public Paddle Craft Dock Project

Dear Mr. Smith:

We are pleased to provide the following proposal for Design Services for the Town of York Public Paddle Craft Dock Project. In order to best approach the multi-faceted design of this project, we have created an interdisciplinary team of VIEWSHED's landscape architects and community engagement specialists who will work alongside TEC Associates' highly experienced civil and marine engineers. We believe that the strengths of our combined team will be well suited to developing this project for the Town of York.

We understand that the project will site and design a non-motorized paddle craft dock that will create public access between Goodrich Park and the York River. We will use our expertise across the realms of design, engineering, and public engagement to create a thoughtful design that will be informed by our collaboration with Town staff, the York River Access Ad Hoc Committee, and the York Harbor Board.

The following proposal outlines VIEWSHED and TEC Associates' respective roles in achieving the requested scope of services, including project tasks, schedule, public meetings, and deliverables.

Thank you for the opportunity to present the attached proposal for this exciting project for the Town of York. Please feel free to contact us directly with any questions.

Sincerely,



Hilary Oat-Judge
Maine Licensed Landscape Architect + Principal
VIEWSHED

CONSULTANT INFORMATION

No person acting for or employed by the Town of York is directly or indirectly related to the proposer or to any agreement which may be entered into to which the Proposal relates or in any portion of the profits here from.

PRIMARY CONSULTANT

VIEWSHED

117 W Main Street, Yarmouth ME - (207) 846-2355

Principal Officers: Judy Colby-George (Owner), Hilary Oat-Judge, Jamie Hark

Contact Person: Judy Colby-George - jcg@viewshed.net - (207) 847-5640

SUB CONSULTANT

TEC ASSOCIATES

40 Mechanic Street, South Portland ME - (207) 767-6068

Principal Officer: Gordon Armstrong - gordon@tecassoc.com - (207) 767-6068

STATEMENT OF QUALIFICATIONS

TEAM

For this multi-faceted project, VIEWSHED is pleased to form an interdisciplinary team that merges our expertise in design, planning, and community engagement with the civil and marine engineering of TEC Associates.

VIEWSHED will lead the team as the prime contract-holder and project manager. In this capacity, we will serve as the Town's primary point of contact and subconsultant manager. We are an interdisciplinary firm, drawing on a background in GIS, planning, public engagement, and landscape architecture in our work.

TEC ASSOCIATES is an engineering consulting firm providing marine, railroad, civil and structural engineering services. They specialize in the engineering and design of marine facilities. The company has a depth of experience in assessing the conditions of harbors and their recreational and commercial facilities as well as related services such as parking, utility needs and public facilities. TEC Associates has successfully recommended solutions to harbor infrastructure issues and provide cost estimates to clients so they can effectively plan improvements. In addition to their numerous projects on Maine's coastline, they have operated as the City of Portland's marine engineer for over 40 years.

TOWN OF YORK



KEY PERSONNEL

VIEWSHED - Yarmouth, ME

[Hilary Oat-Judge](#)

Licensed Landscape Architect

[Jamie Hark](#)

Landscape Designer | Resilience Planner

[Judy Colby-George](#)

Owner + Principal | GIS Systems

TEC Associates - South Portland, ME

[Gordon Armstrong P.E.](#)

Vice President | Professional Engineer

Statement of Availability

In submitting this proposal, the Consultant team affirms that all Key Personnel will be available to complete the Scope of Work in the proposed schedule timeframe.

VIEWSHED



HILARY OAT-JUDGE

Hilary Oat-Judge has twenty years of experience in Landscape Architecture, designing projects of varied scales in the public and private realm. Some of her signature projects are the redesign of the Native Plant Garden at the New York Botanical Garden and the design of the Trellis Bridge at the Chicago Botanic Gardens. Hilary has extensive experience in developing construction document sets and performing construction administration for complex projects at all scales, from highly detailed residential work to multi-block city streetscapes. She has a particular interest in using all of the tools of the Landscape Architect to address the challenges that are prevalent in the world today. Her deep knowledge of native planting design, stormwater management, and sustainable design honed through decades of practice and volunteer work across the country gives her invaluable expertise for all types of projects.

SELECT EXPERIENCE

Simard-Payne Memorial Park
Ribbon Path Plan
Master Plan
Lewiston, ME

Yard South
Portland, ME

Private Residence
Harpswell, ME

Millwood Residence *
Great Falls, VA

Private Residence *
Waccabuc, NY

Tree House Residence *
Great Falls, VA

New York Botanical Garden +
Native Plant Garden
Azalea Garden
Bronx, NY

Chicago Botanic Gardens +
Trellis Bridge
Glencoe, IL

Eastern Market Metro Plaza +
Washington, DC

+ Denotes work while at Oehme, van Sweden | OvS

* Denotes work while at Oat-Judge Landscape Architecture

PROFESSIONAL AFFILIATIONS

Licensed Landscape Architect in Maine, Connecticut, Maryland and Virginia
LEED AP
American Society of Landscape Architects (ASLA)

EDUCATION

University of Pennsylvania School of Design
Master of Landscape Architecture

Williams College
Bachelor of Arts in History with Highest Honors

EMPLOYMENT

Viewshed
Landscape Architect
Yarmouth, ME (2024 - present)

Oat-Judge Landscape Architecture
Principal
Washington, DC (2015-2024)

Oehme, van Sweden | OvS
Senior Associate
Washington, DC (2007-2015)

Sotheby's
Senior Administrator, Impressionist & Modern Art
New York, NY (2000-2004)

SELECT AWARDS

AIA DC Award of Excellence: Eastern Market Metro Plaza
ASLA Honor Award for General Design: NYBG Native Plant Garden
ASLA National Community Service Award: ASLA Legacy Project Coolidge HS

VIEWSHED



JAMIE HARK

Jamie has a background in private and public sector landscape design, planning, environmental science and cartography. Living in Harpswell, he is committed to serving Maine communities of all shapes and sizes. As a landscape designer he has played a vital role in all aspects of project design and management, from master planning and schematic design through construction administration. He is committed to creating landscapes that build on historic and cultural legacies, supporting healthy biodiversity, and working for the communities of the future. Jamie is specifically passionate about supporting coastal adaptation and resilience efforts as we grapple with the effects of climate change. In his spare time, Jamie is a handdrawn map-maker, aerial photographer, and active participant in Harpswell's Land Trust and Conservation Commission. You'll find him exploring the diverse landscapes of Maine by foot, ski, bike or kayak.

SELECT EXPERIENCE

Montgomery Dam Feasibility Study
Camden, ME

Elm & Front Street Streetscape Renovation
Bath, ME

Former Rockport Elementary School Park
Rockport, ME

Mayo Mill Dam Removal Feasibility Study
Dover-Foxcroft, ME

Parks & Recreation Master Plan + Design
Kennebunkport, ME

Simard Payne Park Ribbon Path
Lewiston, ME

Montgomery Dam Removal Feasibility Study
Camden, ME

The Climate Initiative HQ Master Plan+
Kennebunk, ME

Fort Williams Park Transportation Study+
Cape Elizabeth, ME

Fort Williams Park Pond Master Plan+
Cape Elizabeth, ME

Temple Beth El Cemetery Expansion Plan+
Portland, ME

York County Court House Design+
Biddeford, ME

Nantucket Island Coastal Resiliency Master Plan*
Nantucket, MA

Coastal Resilience & Adaptation Toolkit*
Boston, MA

+ Denotes work while at Richardson & Associates

* Denotes work while at Stoss Landscape Urbanism

EDUCATION

University of Virginia
Master of Landscape Architecture

The George Washington University
Bachelor of Arts in Environmental Studies & Geography
Minor in Geographical Information Systems

EMPLOYMENT

VIEWSHED
Landscape Designer & Project Manager
Yarmouth, ME (2023 - present)

Richardson & Associates Landscape Architects
Landscape Designer & Project Manager
Saco, ME (2022 - 2023)

Stoss Landscape Urbanism
Landscape Design Intern
Boston, MA (2021)

Landworks Studio, Inc.
Landscape Design Intern
Salem, MA (2020)

HONORS & PUBLICATIONS

Student Certificate of Honor, ASLA 2022

Fort Sewall Informational Signs & Posters, 2022

Wildfire Vulnerability Assessment, Shenandoah Regional Planning Agency, 2021

Thomas Foggin Award For Excellence In Environmental Studies, 2013

VIEWSHED



JUDY COLBY-GEORGE

Judy Colby-George, GISP, is the owner and principal of VIEWSHED. She has over 30 years of experience helping clients to implement GIS and engage in complex spatial issues. Judy has extensive experience with public participation GIS and working with clients to understand the spatial relationships of various policies and programs. Her work ranges from creating and updating GIS datasets, development of online mapping applications, cartography, visualizations, VIEWSHED analyses, and providing detailed analysis to solve client problems.

Judy believes that GIS is a tool that can help engage the public in the messy problems that face our world today, and work with clients to tell their stories, represent data in an understandable format, and invite a variety of people to the decision-making process.

SELECT EXPERIENCE

- Community Intertidal Data Portal
Casco Bay, ME
- Comprehensive Plan
Harpswell, ME
- Comprehensive Plan Public Participation
Cape Elizabeth, ME.
- Comprehensive Plan Mapping, Utility Data Management, GIS Services
Town of Falmouth, ME
- Brunswick Sewer District
Brunswick, ME.
- Zoning Analysis
City of Auburn, ME
- Tax Map Development + Online Viewer
Norway, ME
- Tax Map Development + Online Viewer
Pownal, ME
- Tax Map Development + Online Viewer
Durham, ME
- Tax Map Development + Online Viewer
Paris, ME
- Property Valuation and Sea Level Rise
Island Institute, ME
- Ocean Wind VIEWSHED Analysis
Coastal New Jersey
- Kitty Hawk North Offshore Wind
Coastal Virginia / North Carolina
- Kitty Hawk South Offshore Wind
Coastal North Carolina

PROFESSIONAL AFFILIATIONS

- URISA Board of Directors, Secretary
- Maine GIS Users Group
- Maine Association of Planners
- New England URISA
- American Association of Geographers

EDUCATION

- University of Maine
Master of Ecology and Environmental Science
- University of Wisconsin-Madison
Master of Land Resources with focus on GIS & Coastal Planning
- University of Wisconsin-Madison
Bachelor of Science in Geography & Certificate of Environmental Studies

EMPLOYMENT

- VIEWSHED (Formerly Spatial Alternatives)
- Principal / Owner (2001 - present)
- Yarmouth, ME

SELECT PRESENTATIONS

- Sea Level Rise Impacts on Marshes and Mudflats*, GIS Pro, Portland, ME, 2024
- Building Community Using Geospatial Tools Workshop*, GIS Pro, Boise, ID, 2022
- Equity, Social Justice, and GIS*, Maine Municipal Assoc. Tech Conference, 2019
- Municipal GIS Process and Policy, Panel Discussion* NEARC 2017



GORDON ARMSTRONG, PE

VICE PRESIDENT

TEC's small, experienced team provides tailored solutions for local and national clients. Intimate knowledge of local historical uses and marine facilities, gives TEC an advantage with New England clients. TEC has operated as the City of Portland's marine engineer for over 40 years. TEC has designed economical solutions for the City of Portland and dozens of other waterfront clients, addressing a challenging environment and aging or historic infrastructure. Their record of providing accurate construction documents, estimates, on-site inspection, and permitting makes TEC a respected consultancy in the New England region and beyond.

Since joining TEC in 2016, Gordon has been responsible for inspection, rating, and design of railroad bridges and marine structures. Recent major projects include mooring cells and fenders for Gulf Oil and the reconstruction of Custom House Wharf both in Portland Harbor; and a new railroad bridge and upgrades to existing bridges for Woodland Pulp LLC in Calais, Maine.

SELECT EXPERIENCE

City-Owned Waterfront Facilities Engineering
Portland, ME

Gulf Oil Pier & Mooring Cell Design & Construction
South Portland, ME

Custom House Wharf Reconstruction
Portland, ME

CAT Ferry Gangway Design
Portland, ME

Stewman's Pier Design & Construction
Bar Harbor, ME

Maine Maritime Museum Pier Reconstruction
Bath, ME

Ponce's Wharf Repair Inspection & Construction
Long Island, ME

Royal River Marine Travel Lift Replacement
Yarmouth, ME

Piccadilly Marine Pier, Float and Gangway Installation
Falmouth, ME

Preliminary Waterfront Infrastructure Engineering
Belfast, ME

Ferry Pier Inspection & Repair Recommendations
Stonington, ME

Union Wharf Reconstruction Planning & Design
Portland, ME

Private Pier Planning, Surveying & Permitting
Peaks Island, ME

PROFESSIONAL AFFILIATIONS

Professional Engineer 17342, State of Maine
Professional Engineer 018.0135662, State of Vermont

EDUCATION

University of Maine
Bachelor of Science in Civil Engineering

EMPLOYMENT

TEC Associates
Vice President - Engineer
Portland, ME (2016 - present)

Jeff's Marine
President - Technician
Thomaston, ME (2008 - present)

Cornerstone Energy Services
Intern
South Portland, ME (2015)

VIEWSHED - PAST EXPERIENCE



CROTCHED MOUNTAIN BEACH ACCESS

Greenfield, NH

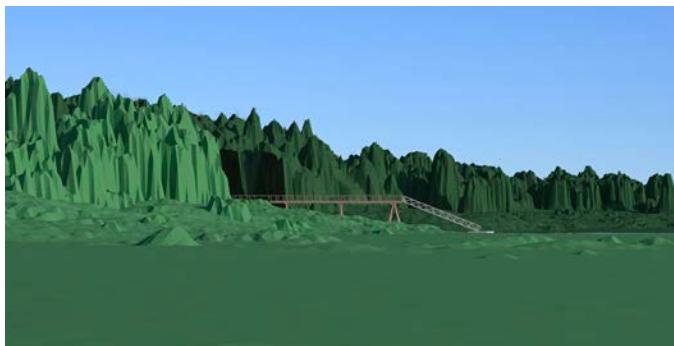
Client: Crotched Mountain Foundation

Completed 2019

VIEWSHED (formerly TJD&A) developed a master plan for this waterfront site designed to improve access for all levels of mobility. The final plan included a series of ramps, elevated platforms, and a dock with an accessible watercraft launch. The design also included areas for storage, a vehicular drop-off area, and a new pavilion site.

Reference: Michael Redmond

(Former) Senior Vice President/Chief Operating Officer
(603) 668-7584 - mredmond@uppervalleyhaven.org



WELLIN RECREATIONAL PIER VISUAL IMPACT ASSESSMENT

St. George, ME

Client: Maine DEP

Completed 2024

VIEWSHED prepared this supplemental evaluation of the visual effects of a residential pier proposed for Clark Cove in St. George, ME. Deliverables included a series of photorealistic visual simulations of the proposed dock from two different publicly accessible viewpoints and a report on the evaluation of visual effects.

Reference: Rylan Bytnar

Project Manager, Bureau of Land Resources, Maine DEP
(207) 995-0510 - rylan.bytnar@maine.gov



KENNEBUNKPORT PARKS & REC MP

Kennebunkport, ME

Client: Town of Kennebunkport

Completed 2023

VIEWSHED developed a community-wide Master Plan for Kennebunkport to provide the Parks and Recreation Department with a strategy for improving and maintaining town parks and recreational facilities over the next decade. The work included concept designs for a number of coastal parks to address vulnerabilities to climate change and opportunities for resilience.

Reference: Stephanie Simpson

Director of Parks and Recreation
(207) 967 4304 - ssimpson@kennebunkportme.gov



CAMDEN DAM FEASIBILITY STUDY

Camden, ME

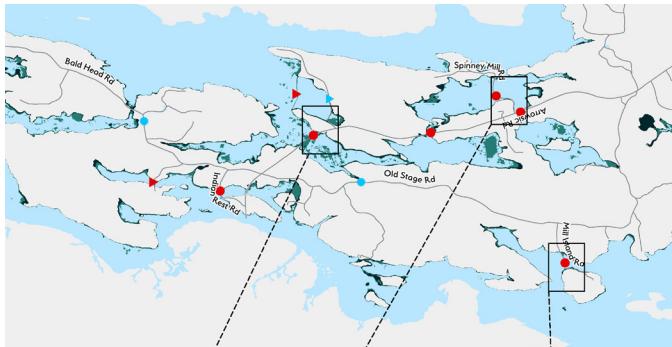
Client: Inter-Fluve

Completed 2024

VIEWSHED worked in coordination with Inter-Fluve, FB Environmental, and the Town of Camden to engage the Megunticook River Citizen's Advisory Committee in an upcoming voting initiative for the future of Camden's Montgomery Dam. The team created base maps, conceptual plans and realistic renderings to weigh the resilience and cost values of dam removal or restoration.

Reference: Mike Burke

Principal Water Resources Engineer
(207) 315-7014 - mburke@interfluve.com



ARROWSIC CLIMATE ACTION PLAN

Arrowsic, ME

Client: Town of Arrowsic

Completed 2024

VIEWSHED worked with the Town to develop a Climate Action Plan to guide the community around impacts of sea level rise, flooding and marsh migration. The project combined a geospatial vulnerability assessment, facilitation with the Climate Resilience Committee, and a series of public engagement activities to create a plan that reflects the needs and capacity of the community.

Reference: Jody Jones

Co-Chair Climate Resilience Committee

(207) 522-3441 - jodyinarrowsic@gmail.com



SOUTH PORTLAND MIXED-USE DEVELOPMENT PLANNING

South Portland, ME

Client: N/A

Ongoing

VIEWSHED is providing ongoing assistance for a coastal mixed-use development project in South Portland. The project has included preliminary design and cost estimation for a waterfront park on the site's existing brownfield. Designs utilize fill operations and living shoreline approaches to create a resilient coastal landscape for public use.

Reference: N/A



ROCKPORT VILLAGE CORRIDOR STUDY

Rockport, ME

Client: Town of Rockport

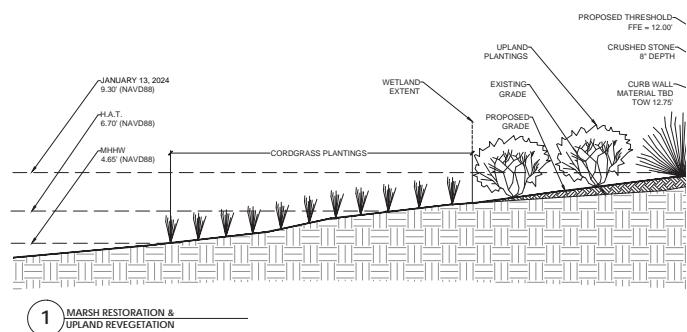
Completed 2024

In collaboration with Sewall Engineering, VIEWSHED took part in this MDOT Planning Partnership Initiative to study transportation, accessibility, streetscape and connectivity issues in Rockport's village area. This included community engagement, interactive web content, surveys and public workshops in addition to renderings and park designs.

Reference: Johnathan Duke

Town Manager, Town of Rockport

(207) 236-0806 x4 - jduke@rockportmaine.gov



LIVING SHORELINE DESIGN FOR HARPSWELL RESIDENCE

Great Island, Harpswell, ME

Client: Lauren Reiter

Completed Ongoing

VIEWSHED is working in collaboration with Reiter Architecture and Acorn Engineering to provide coastal designs for the protection of a residential home with living shoreline applications. Deliverables include a final permitting landscape set for a NRPA Tier I permit with planting and material plans to address sea level rise and storm surge inundation.

Reference: Lauren Reiter

Homeowner, Architect

(917) 502-2225 - laurenreiter@yahoo.com

TEC ASSOCIATES - PAST EXPERIENCE

City of Portland

Portland, ME

Waterfront facilities engineering for City owned piers and wharves. The scope of work required for each project varies; however, most require surveying, drafting, design, environmental permitting, construction plans and specifications, and construction observation. Projects include a 160 foot addition to the Portland Fish Pier, retrofitting the IMT roll-on/roll-off ramp to fit the first CAT ferry, a new bulkhead and float system at the State Pier for cruise ships, new dolphins for the East End Beach commercial ramp, a new fender system for the Portland Fish Pier, street reconstruction at Portland pier with new paving and brick sidewalks, and repairs to the Cliff Island pier including new floats and a gangway for the City fireboat.

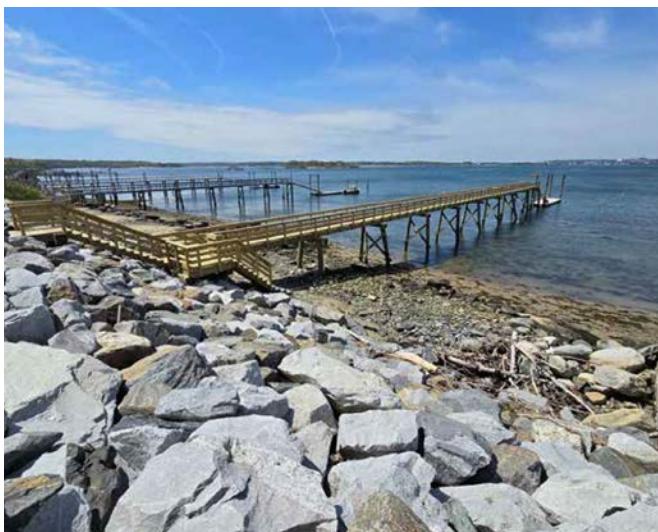


Reference:

Philip DiPierro

Project Manager, City of Portland, Public Buildings & Waterfront Department

Office: 207-808-5403



38 Centennial Street Pier

Peaks Island, ME

Provided investigation, planning, surveying, and permitting for the construction of a private pier on Peaks Island, Maine. The structure was built of 23ft long timber sons on timber pile and caps. The pier provided access to a 40ft long gangway and float system. The structure also provided access to the shoreline through a combination of timber and granite stairs. The project also included substantial shoreline stabilization and re-grading of the upland soils. NRPA, Municipal, Army Corp and Portland Harbor Commission permits were completed for the project.

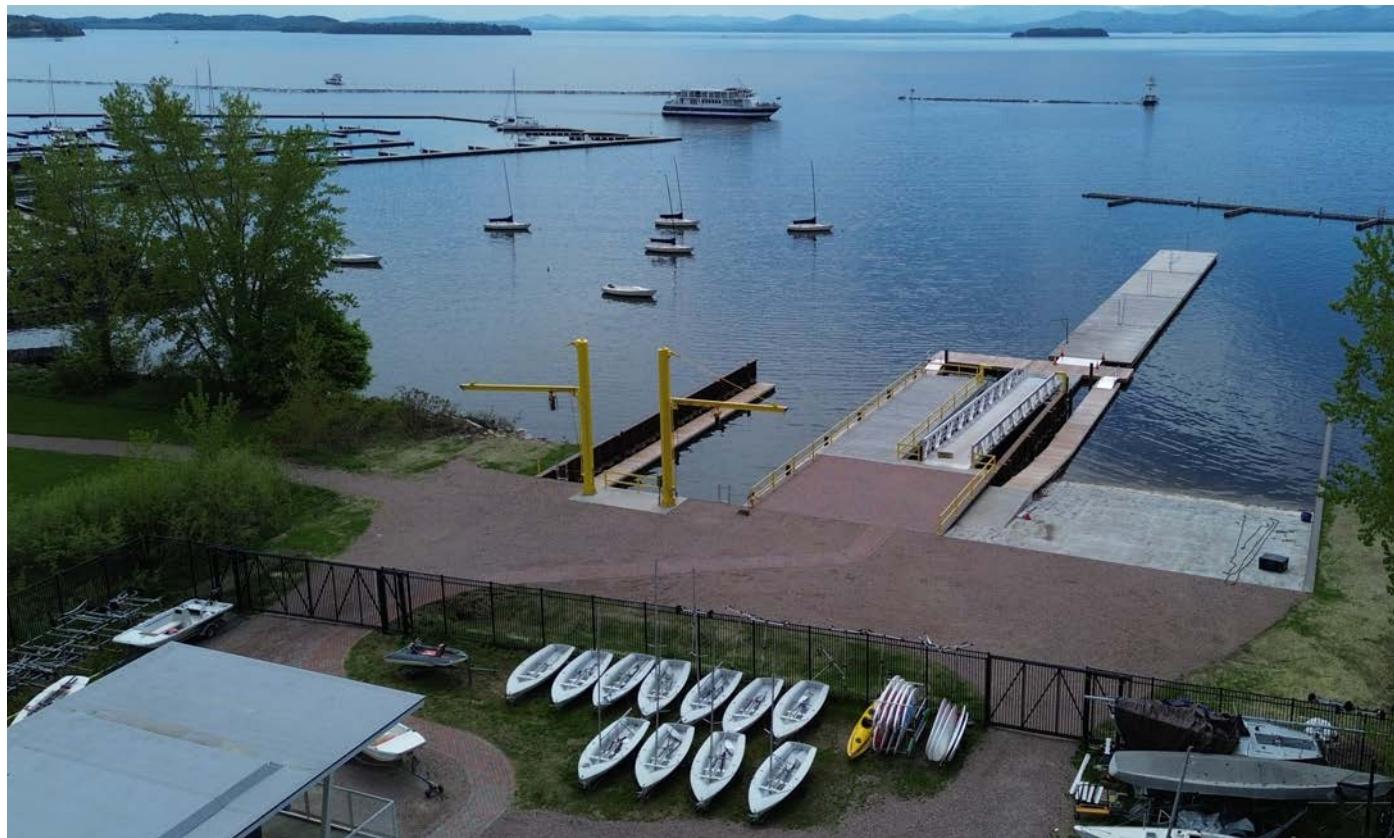


Ocean Properties, Ltd.

Bar Harbor, ME

TEC designed the replacement of Stewman's Pier in downtown Bar Harbor and provided construction phase observation and engineering. They coordinated the design with the structural engineer and architect for new buildings to be located on the pier. The inner half of the pier with buildings was constructed with a concrete deck on steel piles. Because of minimal overburden, the steel piles were drilled and socketed into ledge. The outer half of the pier without buildings is all timber construction.

TEC ASSOCIATES - EXAMPLE OF WORK



H.B. FLEMING, INC. LAKE CHAMPLAIN COMMUNITY SAILING CENTER



LOCATION DIAGRAM

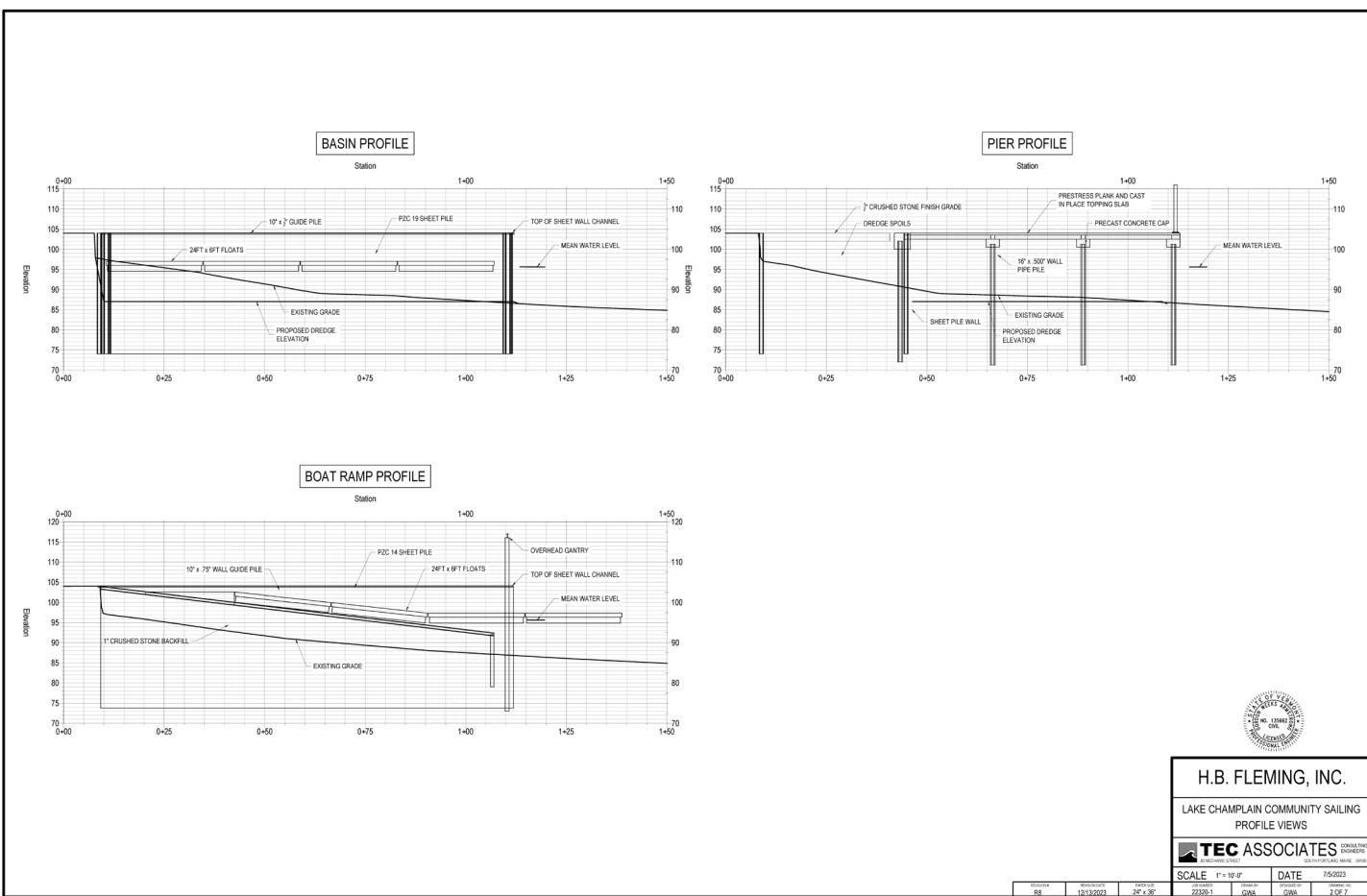
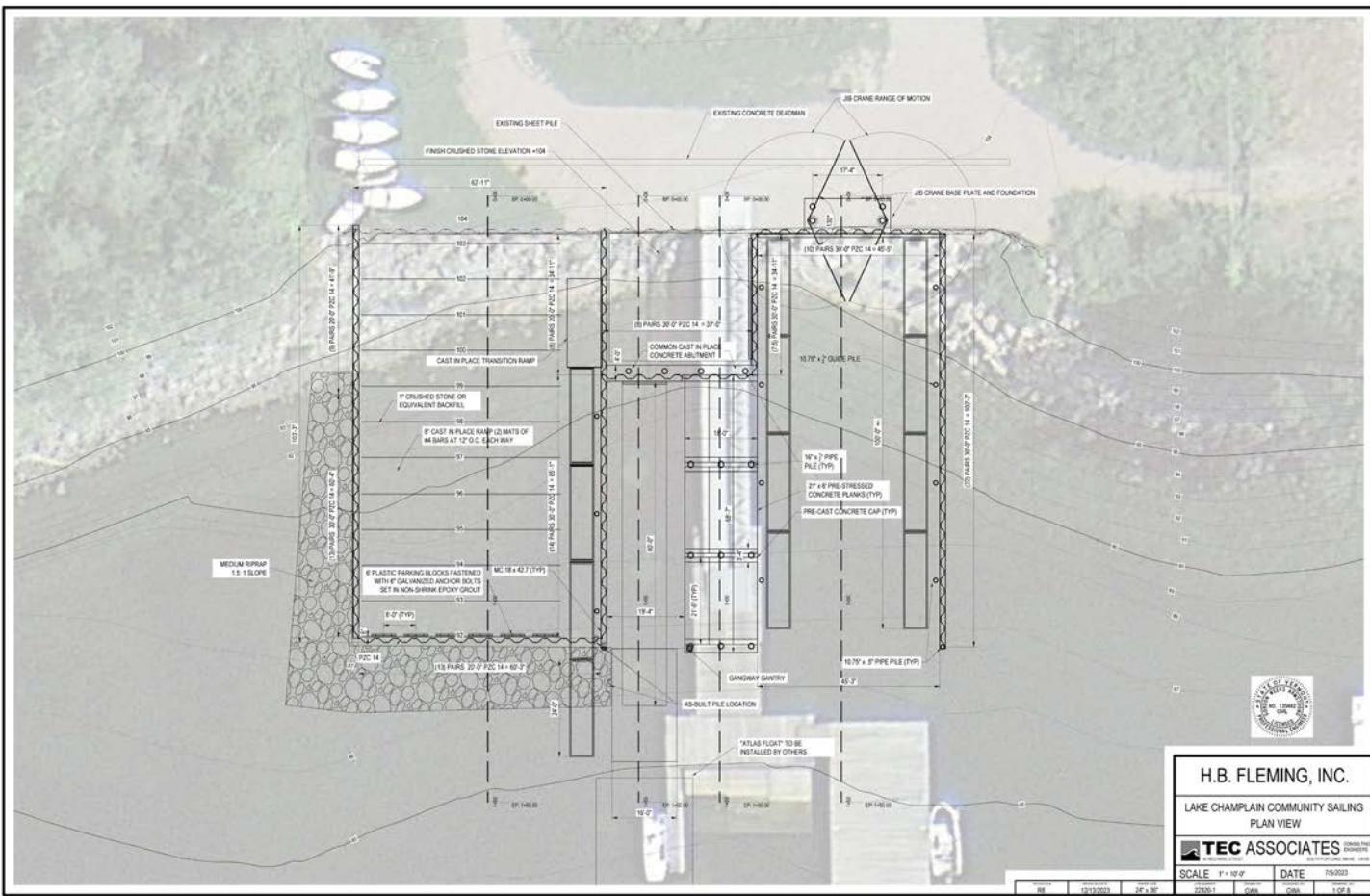
LIST OF DRAWINGS

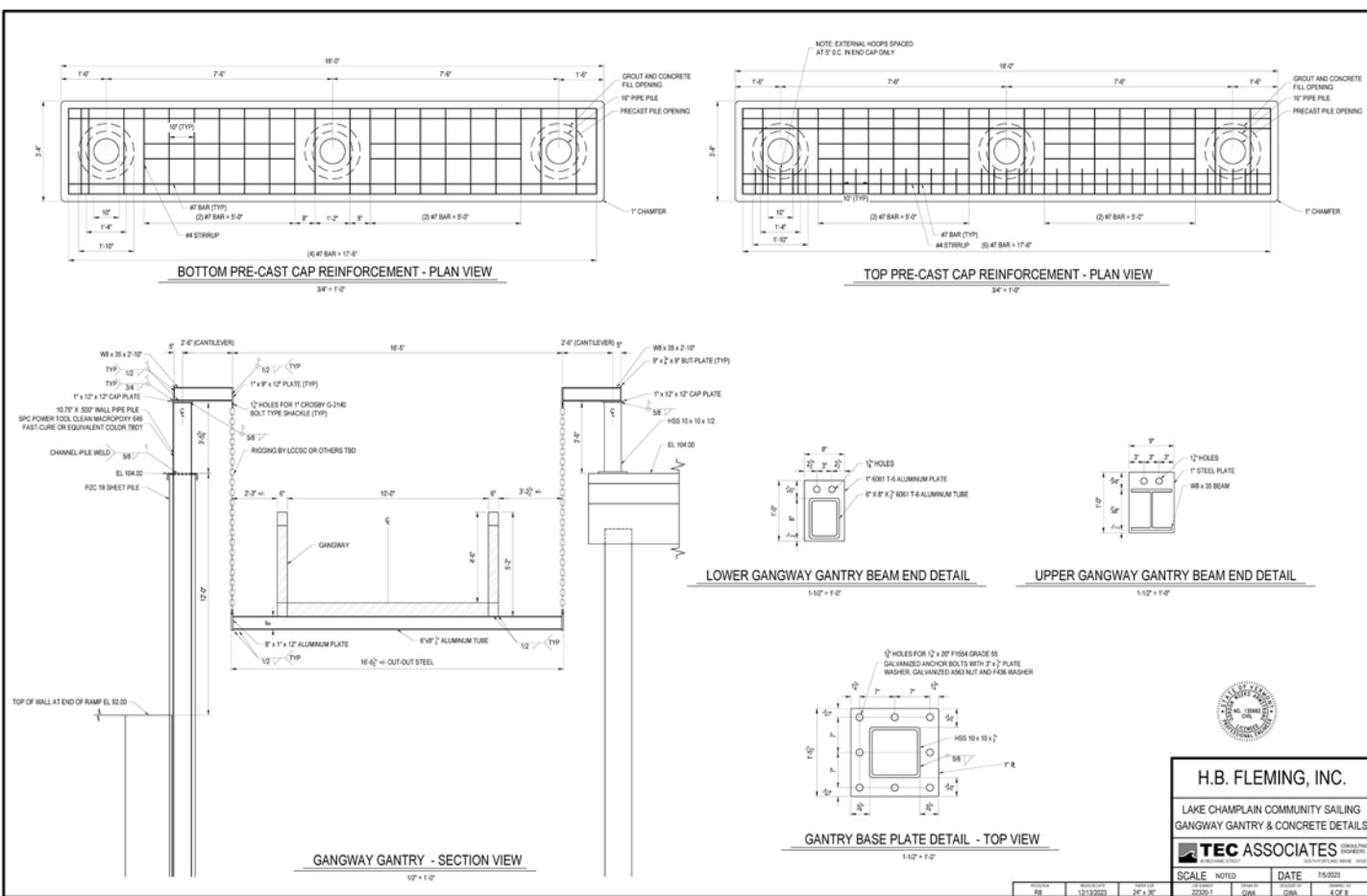
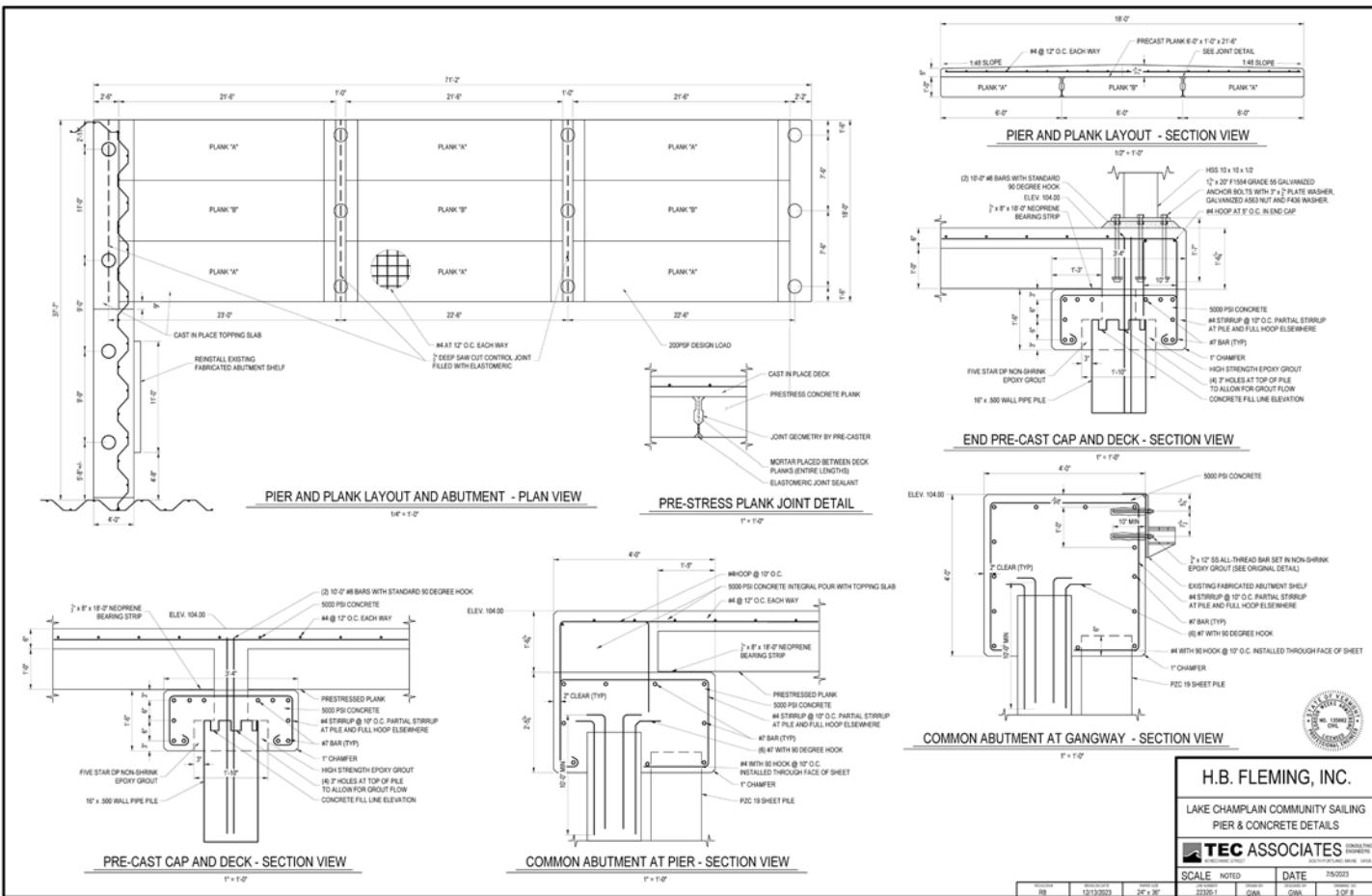
1. PLAN VIEW
2. PROFILE VIEWS
3. PIER AND CONCRETE DETAILS
4. GANGWAY GANTRY & CONCRETE DETAILS
5. CONCRETE AND GUIDE PILE DETAILS
6. TIE-BACK & CONCRETE DETAILS
7. JIB CRANE DETAILS 1
8. JIB CRANE DETAILS 2

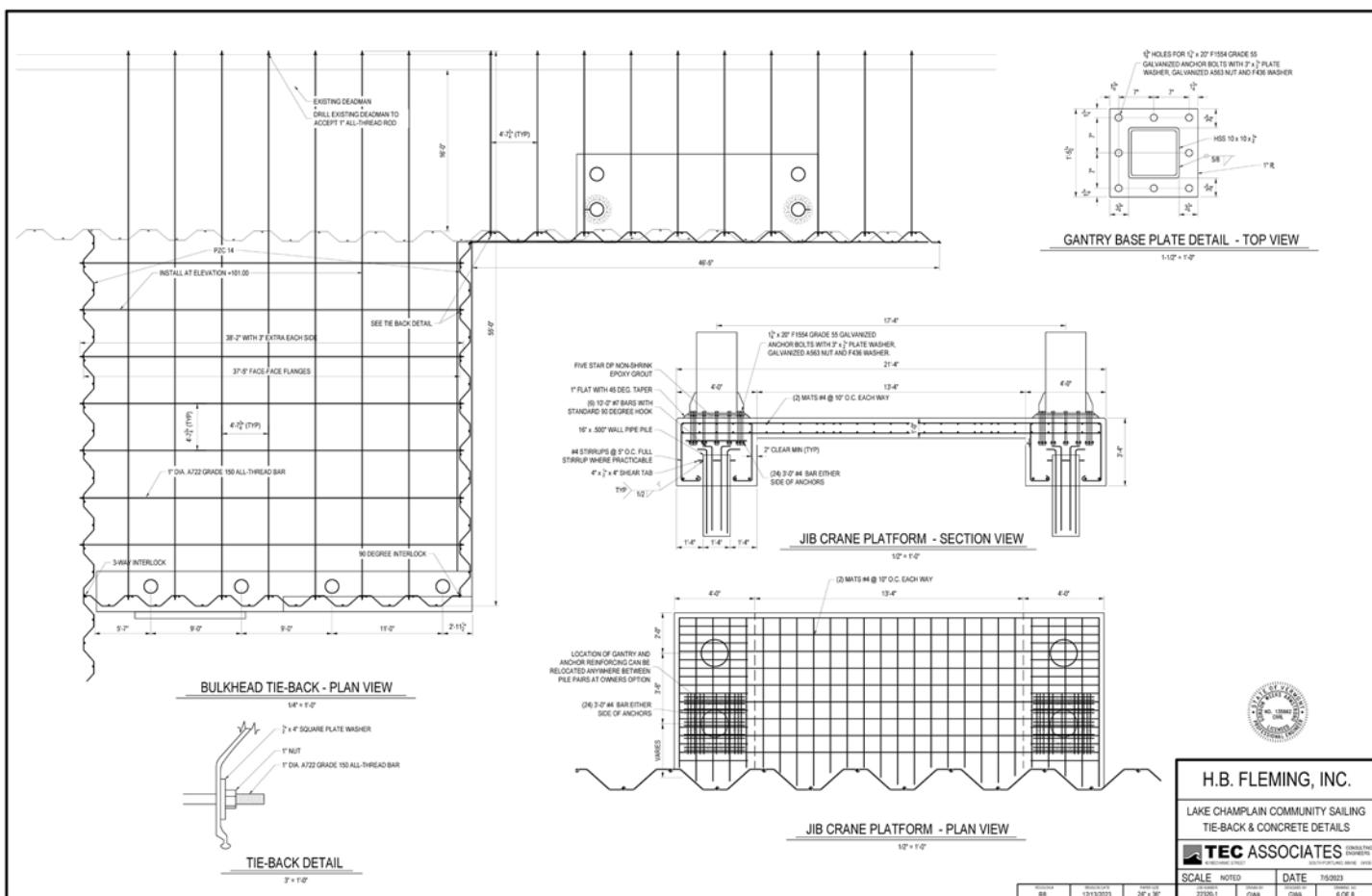
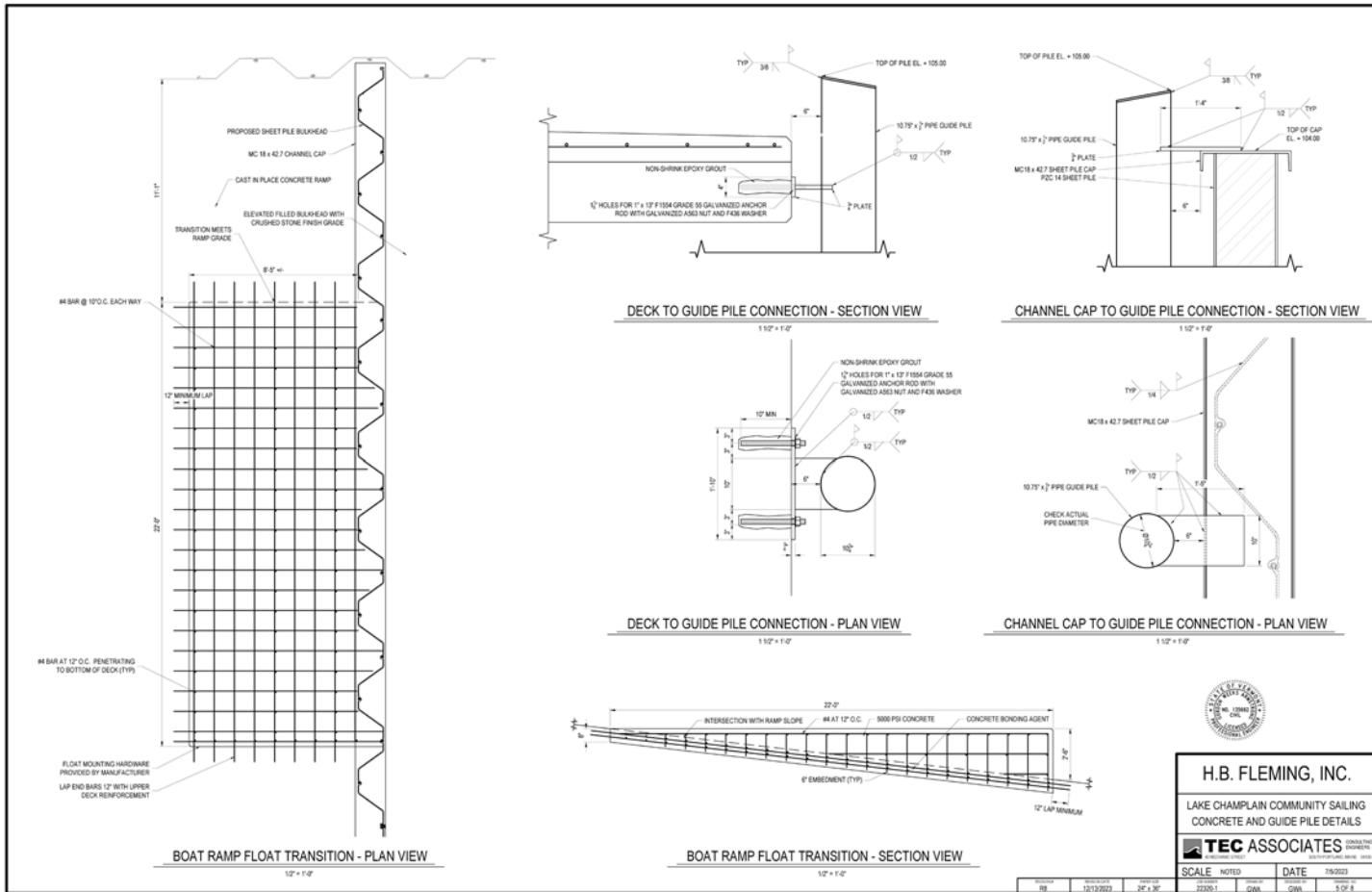


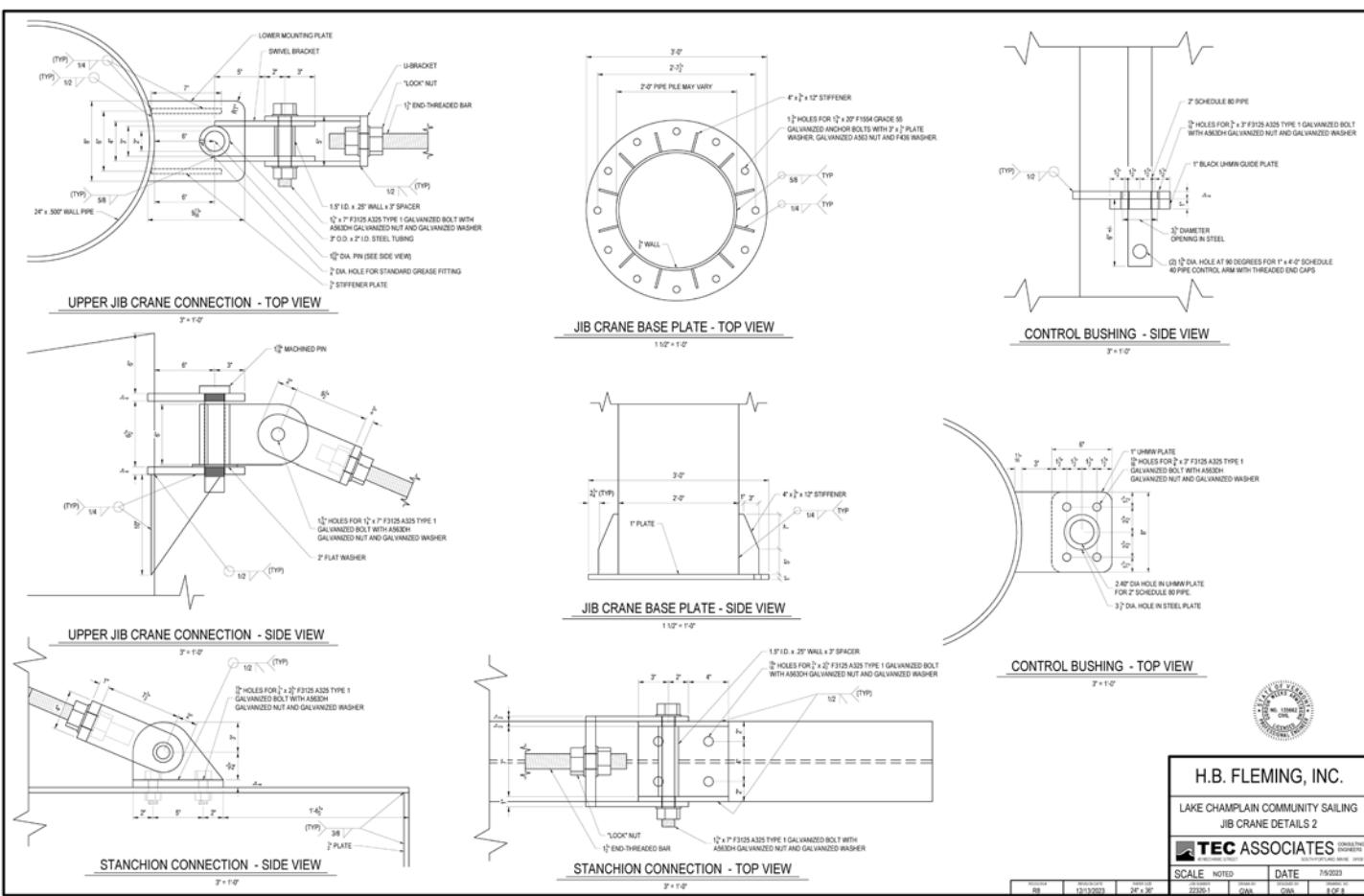
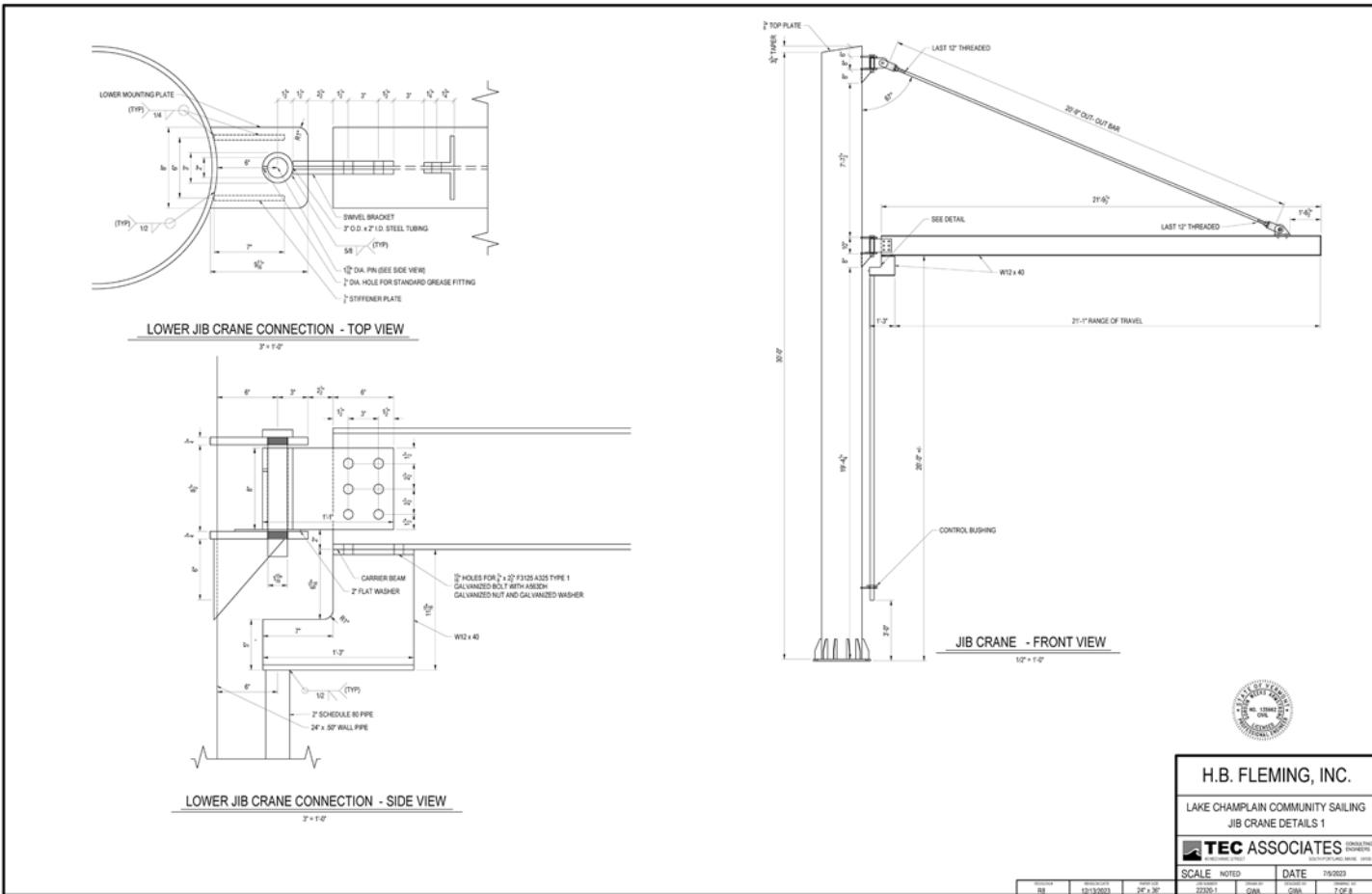
TEC ASSOCIATES CONSULTING
ENGINEERS
40 MECHANIC STREET
SOUTH PORTLAND, MAINE 04106

REVISION # 48 DATE 12/13/2023
22210-1 GWA GWA COVER









PROJECT UNDERSTANDING

UNDERSTANDING

Based on the RFP, the goal of this project is to site and design a non-motorized paddle craft dock that will create public access between Goodrich Park and the York River. We understand the following objectives to be necessary to achieving the project goal:

- To design for canoe, kayak and other paddle craft users excluding power boat traffic
- To site an American with Disabilities Act compliant design that minimizes disturbance to the marine, wetland and upland environments and connects to existing circulation at Goodrich Park
- To create a welcoming space that encourages passive interaction with the York River and its shoreland
- To comply with all local, state and federal Shoreland zoning and construction regulations, including those required for a Wild & Scenic River
- To present designs that promote climate resilience and adaptation through the implementation of interactive living shoreline strategies
- To engage with Town staff, the York River Access Ad Hoc Committee and members of the community to better understand needs and opportunities
- To create a set of Certified State of Maine engineered stamped plans and designs to support future permitting efforts

APPROACH

The following pages describe our approach in detail. Our proposed scope of work reflects the goals and objectives laid out in the RFP, and are outlined in (4) distinct tasks.

We propose a timeline of 6 months to complete the work (see Schedule). While this is a tight timeline, VIEWSHED believes the work can be completed. The Town should be aware that sometimes public engagement needs to be adjusted which may have an impact on timelines.

The project will begin with a review of existing conditions, base materials and regulatory requirements, culminating in a kick-off meeting and topographic survey on-site (Task 1). The design process will begin with a series of sketched layout alternatives and a design charrette with the Town and YAAHC (Task 2). With a chosen layout and siting, the design will be refined and presented to the public for outreach and feedback from the community (Task 3). The final design will be codified into a stamped construction document set that will outline the details of the design for the purposes of permitting, bidding and construction (Task 4).

As the prime contractor and project manager, VIEWSHED will maintain consistent communication with the Town's project manager and Harbor Committee. We will provide regular updates regarding the progression of work and milestone deliverables. Should any issues or delays occur, we will immediately communicate with the Town to identify the problem and potential solutions. VIEWSHED will manage our team's workflow, including that of our subconsultant TEC Associates, to ensure the timeliness and quality of our collective work products and communication.

SCOPE OF SERVICES

TASK 0. PROJECT MANAGEMENT

VIEWSHED will provide project management over the duration of the project (March 2025 - August 2025) and will be the point of contact for all communication with the project team.

Throughout the project, VIEWSHED will host bi-weekly meetings with Town staff to check-in on project progress, review the overall schedule and receive feedback on design updates. To conserve fee and promote efficiency, these meetings will be held remotely when possible, though several in-person meetings have been accounted for.

In addition, VIEWSHED seeks to work closely with the York River Access Ad Hoc Committee (YRAAHC) throughout the project. To promote project understanding and design feedback, we will host monthly meetings with the YRAAHC, scheduled to coincide with major project milestones. These meetings will be held remotely, with several key in-person meetings accounted for.

TASK 0 DELIVERABLES

- Regular correspondence over phone and email
- Meeting Minutes (PDF)

TASK 1. PROJECT SETUP

1.1 Material Gathering, Base Mapping & Research

VIEWSHED will begin the project by compiling base materials and reviewing relevant regulatory information to create a foundation for the project. We will host an initial introductory meeting with Town staff and the YRAAHC to facilitate the retrieval of data and relevant information for the project. Materials could include:

- Existing Survey Information
- Geospatial Data Sets
- Environmental Reports
- Permitting Considerations
- Recent Relevant Construction Plans

In addition, the VIEWSHED team will review recent and relevant planning documents. We anticipate the following documents and studies as a baseline:

- Economic Resilience Assessment and Plan for Coastal York County (2022)
- York Comprehensive Plan (2022)
- York Climate Action Plan (2022)
- Vulnerability Assessments for the Towns of Kittery, York, Ogunquit, Wells, Kennebunk, and Kennebunkport (2021)
- 2020 Maine Won't Wait Climate Action Plan
- York River Wild & Scenic River Study (2020)
- York Harbor/River Capacity Study (2019)

1.2 Kick-Off Meeting & Site Analysis

This task will culminate in a Kick-Off Meeting held on-site in late March with Town staff, the YRAAHC, and members of the community. This will give the consultant team the opportunity to meet relevant stakeholders and receive a tour of the site and its surrounding trails.

While on-site, VIEWSHED will capture photographs, key measurements and site conditions to support the base material and mapping process.

1.3 Topographic Survey

Around the time of the Kick-Off meeting, TEC Engineers will conduct a topographic survey of the site. This proposal assumes that a Boundary Survey of the site already exists, and that any additional surveying would build on this information.

TEC would complete the survey using a TOPCON Hiper VR and FC-6000 Data Collector. Work will be completed on a day with a mid-day low tide, during a lower than average tidal elevation. TEC will survey down to the low tide line and into shallow subtidal water as practicable. The survey will be the basis for establishing the Highest Astronomical Tide (HAT), Mean Lower Low Water (MLLW) and Mean Higher High Water (MHHW) lines and the coastal wetland delineation needed for permitting. The final survey will include:

- All Topography (1' Contours)
- Major Structures
- Existing Boundaries
- Visible Utilities
- Other Points of Interest

TASK 1 DELIVERABLES

- Summary of Previous Plans (PDF)
- Regulatory Roadmap (PDF)
- Project Base Mapping
- Kick-Off Meeting Minutes (PDF)
- Topographic Survey



Design Layout Alternative (1 of 3)
Former Rockport Elementary Park Master Plan

TASK 2. LAYOUT ALTERNATIVES

2.1 Layout Alternative Design & Planning

With foundational information in-hand, the consultant team will begin the planning and design process through the creation of several layout alternatives. These designs will begin as sketches, looking at options for dock infrastructural placement, access and circulation from the existing site, and topographic and water-level considerations.

It will be important to understand the site's vulnerabilities to erosion, sea-level rise and upland flooding to promote a design with minimal impact on the surrounding environment that will be resilient to the impacts of climate change.

2.2 Design Charrette with Town & YRAAHC

The VIEWSHED team will consolidate these concepts into several distinct design alternatives that will be visualized for the purposes of a Design Charrette.

The in-person charrette will include members of Town staff and the YRAAHC, and will give VIEWSHED the opportunity to share initial concepts and receive interactive design feedback and recommendations from the group. We find these drawing sessions invaluable in consolidating ideas into a final design strategy that utilizes the input from the Town and community to promote the overall project objectives.

TASK 2 DELIVERABLES

- Sketch Design Concepts
- (2-3) Illustrated Design Alternatives
- Design Charrette Takeaways (PDF)



VIEWSHED Facilitated Design Charrette Events

TASK 3. DESIGN DEVELOPMENT

3.1 Design Refinement & Material Specification

Following the Design Charrette, we will coordinate with the Town and YRAAHC to develop a final concept design that will begin to refine grading, drainage, material and planting specifications.

At this time the Consultant team will propose materials and plants to support a climate resilient design. We will rely on past work and living shoreline techniques from Maine Department of Environmental Protection to create a novel approach to establishing a resilient and adaptive design. Approaches along the river may include saltmarsh restoration, oyster-shell sills, coir log wave attenuation, and slope-benching for marsh migration. On the upland slope, approaches may include log terracing, live-stakes and living waddles, and slope-supportive planting to prevent erosion.

Additionally, we will begin to detail the grading and drainage required to promote ADA accessibility, existing site connectivity, and low-impact development to ensure the dock design meets all project objectives.

3.2 Preliminary Cost Estimation

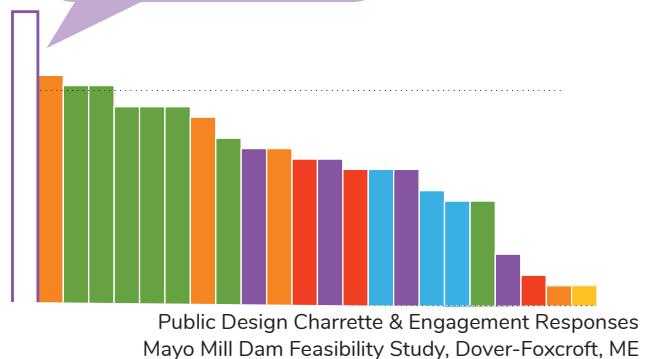
With design refinements in place, it will be important to conduct an initial cost estimation to ensure that the final design and material selection is in-line with the budget goals of the Town. The Consultant team will rely on relevant past construction projects and updated material costs to create a rough cost framework for the project. This will facilitate the final material selection process and assist in fundraising goals for the project.



Photorealistic Design Rendering Bath Front & Elm Streetscape



Overall 68% of participants want some kind of **walking path**



3.3 Public Presentation & Workshop

VIEWSHED will host an in-person event to engage the York community, introduce the project and present design updates to members of the public. The presentation will conclude with a community workshop that will invite participants to comment on the designs, present considerations for the project, and propose spatial and material recommendations for the design team, all through interactive activities.

To facilitate the engagement process, VIEWSHED will create realistic visualizations of the proposed design and supporting graphics to better connect with the community. These resources will be provided to the Town and YRAAHC for any additional engagement and fundraising opportunities that are not included in the Consultant scope of work.

Following the engagement event, VIEWSHED will sort and share workshop responses to the Town and YRAAHC to help guide final design refinement.

TASK 3 DELIVERABLES

- Meeting Presentation & Maps (PDF)
- Interactive Engagement Tools
- Synthesis of Workshop & Online Survey (PDF)

TASK 4. CONSTRUCTION DOCUMENTATION

In this final task, the Consultant team will create a technical construction document set for the final design. These drawings will be stamped by a Maine Licensed Engineer & Landscape Architect, and will be the primary documents for permitting, bidding and construction.

Based on the RFP, it is our assumption that permitting, bidding and construction administration will not be included in the Consultant Scope of Work. The Consultant team would be available to assist in these efforts through an additional project scope.

Given our current project understanding, the following sheets would be included in the final Construction Document set:

- Construction Notes & Specifications
- Site Overview & Existing Conditions
- Demolition, Excavation & Site Work Plan
- Materials & Layout Plan
- Grading & Drainage Plan
- Lighting Plan (if necessary)
- Planting Plan
- Key Construction Details
- Key Sections & Elevations (as needed)

4.1 50% Construction Document Set

The Consultant team will work towards an initial Construction Document submission that represents 50% of the final drawings. The drawing set will be submitted to the Town and YRAAHC for review.

Following the review period, the team will host a meeting to receive comments and revisions to facilitate the remainder of work.

4.2 100% Construction Document Set

The Consultant team will integrate Town comments and revisions into a finalized Construction Document submission that represents 100% of the final drawings. The final set will be stamped by a Maine Licensed Engineer and Landscape Architect.

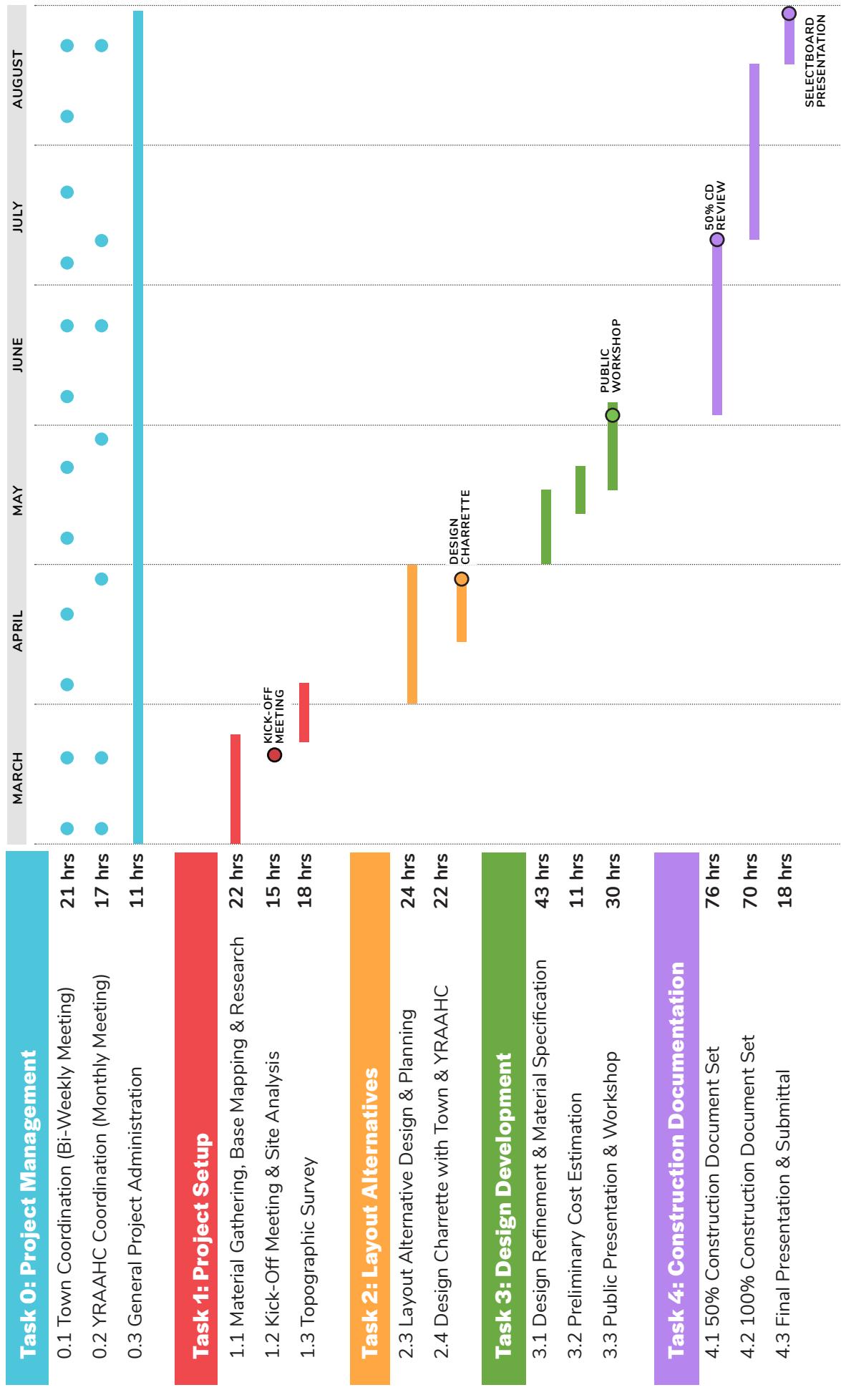
4.3 Final Presentation & Submittal

Pending final approval from the YRAAHC, the Consultant team will present the final paddle craft dock design to the York Selectboard for their consideration and comment at an in-person meeting.

Following their approval, we will formally submit the final Construction Document set to the Town in addition to other documents and graphics developed throughout the project. VIEWSHED will maintain contact with the Town for any additional needs.

PROJECT TASK & SCHEDULE MATRIX

We propose to complete the project over a 6 month period (March 2025 - August 2025) to allow for a robust planning and design process that incorporates feedback from the York River Access Ad Hoc Committee and an inclusive public engagement process. Our team will work with the Town and YRAAHC to amend the schedule and timing of milestones to develop a project time that best serves the project and York community.



PROJECT BUDGET

The following cost proposal includes estimates for each task in the Scope of Work. This final fixed price fee will be treated as a "Not To Exceed" amount.

COST PER TASK

TASK	
TASK 0. Project Management	\$ 5,588
TASK 1. Information Gathering	\$ 7,058
TASK 2. Layout Alternatives	\$ 5,600
TASK 3. Design Development	\$ 22,820
TASK 4. Construction Documentation	\$ 20,167
Additional Costs: Travel & Engagement Tools	\$ 1,000
TOTAL	\$ 49,719



VIEWSHED