

# REQUEST FOR PROPOSALS

## CAMDEN HARBOR RESILIENCE PLANNING

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## SEA LEVEL RISE/STORM SURGE RESILIENCY



Contact:

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## Invitation

The Town of Camden, Maine invites proposals from appropriately licensed and qualified multi-disciplinary teams to provide professional services to the Town to develop a resilience plan for all public and private property in the inner harbor and extending to the town boat launching facility at Steamboat Landing and Lyman Morse's Bean Yard in the outer harbor. In addition to analyzing risks to harbor front property in the study area, the plan must also identify resiliency projects for specific locations and recommend priorities and implementation timeframes along with guidelines for implementation. The identified resiliency projects should consider best practices in adaptation and retreat strategies.

It is expected that the successful candidate will enable the Town to meet two "Maine Won't Wait" strategies and actions: Utilizing existing data and SLR mapping projections to provide a high level vulnerability assessment of municipal and private infrastructure, based on existing SLR mapping projections so that the community can plan for and be ready to invest in climate ready infrastructure; and Conduct a robust community planning process with the goal of building consensus to support innovative near and long-term strategies that will improve the Town's resilience to the impacts of climate change driven sea level rise and coastal storms.

## Background

The Town of Camden has been awarded by the State of Maine Governor's Office of Policy Innovation and the Future (GOPIF) a Community Resilience Partnership Community Action Grant. The grant will enable the Town to implement strategies and actions from the state's "Maine Won't Wait" four-year plan for climate action initiative. The strategies and actions identified in the grant by the Town are: *Invest in Climate-Ready Infrastructure*; and *Engage with Maine People and Communities*.

Camden, Maine is a coastal town comprised of nearly 20 square miles of land and inland water and stretches more than six miles along Penobscot Bay. The town's growing population is currently 5,287 and its summer population nearly triples during the season. It is governed by a five-member Select Board, a Town Manager and a Town Meeting form of government. The town's inner harbor and a portion of the outer harbor contains a very successful working waterfront and many businesses that are the economic driver of the community.

Following the devastating coastal storms of January 2024, the Town worked with the Governor's Office of Policy Innovation and several other agencies to redirect previously awarded grant funds that were originally funded to hire a consultant to prepare construction drawings to make the Town's Public Landing more resilient. It was determined that a harbor-wide resilience plan was a far more urgent need in Camden.

Camden harbor is unique in that other than Harbor Park, the Harbor is generally surrounded by vertical sea walls that protect properties. Many of these properties do not comply with current Floodplain Management requirements in terms of being elevated above the base flood elevation and are not resilient to sea level rise and storm surge, as evidenced by the impacts from the January storms.

Over the past several decades, Camden has spent considerable time, effort and resources maintaining and planning to improve the Town's economic driver- the Public Landing. Due to the ongoing intensifying and mounting impacts of sea level rise, storm surge and flooding, especially following the Christmas 2022 storm event, the Town was able to make temporary repairs to improve the resiliency of the Landing, as evidenced by the limited damage it sustained from the multiple storms in January 2024. However, infrastructure and structural changes must be made to most of the private and public properties elsewhere in harbor for the entire harbor front to endure sea level rise and storm surge impacts. The harbor resiliency plan, by providing an assessment using existing SLR mapping projections, enables property owners to understand the realities of sea level rise and storm surge and proactively plan for and address risks to their property.

## Methodology

This project will utilize existing reports along with existing storm surge and available sea level rise modelling, documentation of recent storm inundation and damages to both public and private property to education the community and property owners, which will serve as an important baseline from which to develop detailed actionable climate resilient solutions for the Camden Harbor. The project team should be prepared to discuss the pros and cons of a long-discussed breakwater or living breakwater or other wave attenuating structures in Camden Harbor.

The consultant team, with support of the Town, will carry out a multi-day planning workshop that will include community members, town boards, committees, expert consultants, and key public stakeholders to create conceptual resilience design scenarios for the future of Camden's Harbor. Examples of stakeholders include adjacent property owners, harbor users, business owners, and other community groups. The workshop could include site tours/ walk-and talks, visioning focus group sessions and public design review meetings. The workshop/ charette will focus on improving the coastal flood resilience of Camden's Harbor, while contributing to a holistic understanding of restoration, storm buffer opportunities, healthy coastal habitats, infrastructure adaptation and the need and desire for community access to the harbor, while understanding that the core of the inner harbor is ringed by vertical sea walls with adjacent businesses and working waterfront infrastructure.

Following the group site tours, participants will form visioning focus groups led by the consultants that will help the design team revise elements of the conceptual design strategies, including how the project area will be used and programmed for future business and community needs, taking into account sea level rise and storm surge scenarios. It is expected that the project team will outline key considerations and facilitate highly interactive meetings. By the end of these multi-day workshops, a conceptual plan with detailed enlargements with illustrations, cross-sections and/ or a 3D rendering will be developed and supplemented with corresponding cost estimates and permitting considerations. If funds are available, the project team may also be asked to meet with Town Planning and Development staff to peer review town code and permitting standards and to provide recommended changes to include zoning and land use best practices to ensure that the Town's regulations and development standards are utilizing resiliency to the greatest extent practicable. .

### **Town resources include but are not limited to the following documents:**

*Vulnerability Assessment report, Wood Environment & Infrastructure Solutions, Inc. 2019:*  
<https://cms8.revize.com/revize/camdenme/Vulnerability%20Assessment%20Report%20Public%20Landing%202019.pdf>

*Knox County Hazard Mitigation Plan, 2019:*

[https://knoxcountymaine.gov/county\\_departments/emergency\\_management\\_agency/resources\\_for\\_municipalities\\_local\\_emergency\\_managers\\_and\\_responders/hazard\\_mitigation\\_information\\_for\\_municipalities.php](https://knoxcountymaine.gov/county_departments/emergency_management_agency/resources_for_municipalities_local_emergency_managers_and_responders/hazard_mitigation_information_for_municipalities.php)

*Town of Camden's Comprehensive Plan, 2017 :*

<https://cms8.revize.com/revize/camdenme/Comprehensive%20Plan%20-%20adopted%20June%202017.pdf>

Several Special Reports for the Town can be found here:

[https://www.camdenmaine.gov/government/major\\_projects/special\\_reports.php](https://www.camdenmaine.gov/government/major_projects/special_reports.php)

*Megunticook River Restoration information:*

[https://www.camdenmaine.gov/news\\_detail\\_T50\\_R74.php](https://www.camdenmaine.gov/news_detail_T50_R74.php)

*The Impacts of Sea Level Rise on Camden, Maine – Lauren Caffee, Town of Camden and Bowdoin College 2021*

<https://storymaps.arcgis.com/stories/dc642f6c477c47389ad0517b245a6b4a>

## **Project Summary and Resilience Road Map**

A final report with a graphical summary of the concepts shall be prepared highlighting near and long-term scenarios for improving the climate resilience of Camden's harbor. It is anticipated that this summary will serve as a road map for a series of actionable projects or demonstrations that can move forward quickly toward implementation. Actional projects shall be identified at both the site specific and neighborhood scale. These could range from short-term protect and plan ahead projects, or other projects that can more immediately protect critical infrastructure of both public and private facilities. The report should also determine more medium and longer-term action items focusing on adapting, transitioning, and restoring where possible. These action items could include large scale conversion of existing land use, elevating low-lying portions of infrastructure including buildings and municipal infrastructure. In addition, policy recommendations should be made to include but not be limited to code amendments that address shoreland and floodplain development standards. As part of the Resilience Road Map, the project team should also include the possible pros and cons of a breakwater, living breakwater or other wave attenuating structures. The project team should provide key elements to be included in the Town's Comprehensive Plan that address sea level rise, storm surge and resiliency harbor wide.

### **Scope of Work:**

#### *Task 1 – Project Management*

Throughout the project, the selected consultant will provide regular progress updates to the Town. Upon authorization, the Town and its consultant will host one (1) virtual kickoff meeting to review the project schedule, milestones, and deliverables. The Town and its consultant will then host monthly meetings to discuss project progress, review and finalize deliverables, and prepare for upcoming project activities.

#### *Task 2 Review of Existing Information*

Under this task, the selected consultant will review and compile information from previous assessments and other sources to inform work under subsequent tasks. A 2019 Vulnerability Assessment completed for the Town will provide a baseline from which to develop more detailed and actionable climate resilience solutions. Additionally, the selected consultant will gather relevant data, including documentation of recent storm inundation and damages, base maps. SLR projections from

existing sources (e.g., State of Maine, Town mapping), as well as record drawings from past construction projects within the inner harbor.

Task 3 – Community Planning Workshop and Design Charrette

The selected consultant will plan and conduct a multi-day planning workshop alongside Town staff, community members, and key public stakeholder groups (e.g., business owners, residential abutters, Town boards and commissions, watershed groups, etc.) to co-create conceptual resilience design scenarios for the future of Camden’s inner harbor. The workshop may include site visits, focus group sessions, and public meetings.

TASK 4 – Project Summary and Resilience Roadmap

As an outcome of the community planning workshop (Task 3), a graphical summary of the concepts will be prepared highlighting near- and long-term scenarios for improving the climate resilience of Camden’s inner harbor.

Optional Scope Items

Applicants may propose optional scope items for the Town’s consideration beyond the primary tasks outlined above. Such optional items could include, but are not limited to grant writing support, enhanced graphics or plans, additional and/or extended community engagement, and/or more detailed coastal flood modeling. Submissions proposing optional scope items should include justification and fee estimate associated with those items. The Town reserves the right to include or exclude any optional scope items in the final project scope.

**Time Frame**

Time is of the essence as Camden’s Harbor has experienced four devastating storms over the last 14 months. The Town understands that this is the new reality, and we are working hard to move as quickly as possible on this project. The grant funding has a closeout date of December 31, 2024.

**Project Timeline:**

Awarding of Project:	May 2024
Review of Existing Information and Preparation	May – July 2024
Community Planning Workshops/ Design Charette	August-September 2024
Project Summary and Resilience Road Map	September– November 2024

**Proposal/Statement of Qualifications Requirements**

Respondents may be individual firms / organizations or teams involving a primary consultant and one or more sub-consultants.

- Cover Letter, including a statement regarding any conflicts of interest (if any); and how they propose to complete defined tasks.
- Qualifications, including resumes of staff and team members.
- Scope of Work, including any proposed scope modifications;
- List of and contact information for at least three examples of relevant harbor resilience planning projects and infrastructure adaptation projects undertaken, and example graphics and the role of each person.
- Proposed project approach including a project timeline for completing this project;

- Statement of understanding of the Plan’s goals and identification of harbor resilience planning opportunities and challenges specific to Camden;
- At least three references; and
- Price proposal and budget. Respondents should have an understanding that grant funds are funding consultant services. The grant applications provide the details of the grant. The Town’s Planning and Development Director and the Harbor Master will provide Town staff support to the consultant.

### Scoring Criteria

Proposals will be reviewed and rated using the following criteria (50 points possible)

- Experience (10 points):** Describe the Respondents experience providing services like those requested in this RFP. Identify at least three projects on which your company, team or organization has performed work comparable to that required in this RFP in the last five years. Please include a description of the project, dates of the project and the results.
- Qualifications (10 points):** Identify the key staff who will be assigned to fulfill the contract requirements.
- Demonstrate understanding (10 points):** Describe understanding of the goals of the Plan and the identification of harbor resiliency planning opportunities and challenges that are specific to Camden, Maine.
- Ability to successfully execute the scope and stay on schedule (10 points):**
  1. Provide a schedule of deliverables and any other relevant milestones based on the RFP’s requirements.
  2. Describe how the company/team/organization will manage its overall workload to meet deadlines for the deliverables and workshops and other milestones in this RFP.
- Ability to control costs and ensure quality (5 points):**
  1. Describe how the firm/team/organization will control and monitor its costs to ensure that the \$60,000 in grant funds will be used as efficiently and as effectively as possible.
  2. Describe how the firm/team/organization intends to maintain communication with the Town.
- Price proposal (5 points):** Considering that the Town is solely using grant funds to pay for the services described and requested in this RFP, please include a price proposal and budget sheet informed by this RFP and the attached grant applications and awards.
- References:** Provide at least three work references with contact information and descriptions of the resulting projects with dates. Reference checks may be used to inform our evaluation of the respondents.
- Primary Contact Information:** Please provide the name, address, phone number and email address of the firms/teams/organizations primary contact for this project.

**Proposals and Statement of Qualifications must be submitted by May 24, 2024**, via email to Jeremy Martin, Planning and Development Director at [jmartin@camdenmaine.gov](mailto:jmartin@camdenmaine.gov) Submittal date may be extended by the Town.