

Wharf Rebuild Steps (and Estimated Time Frame)

Concept → Revised Concept → Preliminary → Permitting → Final → Bids → Construction

Concept Design: 1 year

What was the goal?

Based on historical data, this phase of the project produced a series of theoretical wharf designs. The engineers emphasized visualizing possibilities for expanding and amending the Monhegan wharf, thinking about what additions might be possible over the course of this project. Community desires played a key role in this phase, as the engineers needed to reference the best-case use scenarios for the future of the wharf, imagining what the wharf could offer to the community. This phase also included community meetings to discuss the concept designs and give feedback for future amendments to the concept.

What was the timeline?

This phase of the project began in September 2021 and concluded in December 2023.

What was the funding strategy?

This phase was funded by the Shore and Harbor Planning Grant of the Maine Coastal Program in the Maine Department of Marine Resources.

Revised Concept Design: 1 year

This phase of the project aims to combine new data with community feedback from the end of the last phase to refine the concept design. Over the course of this phase, there has been a detailed geophysical survey done of the wharf surface and subsurface to determine the integrity of the building space. These data allow the engineers to formulate more informed plans that account for the environmental structure as well as community priorities. The deliverables resulting from this phase will iron out the intent of the project and the steps it will take to get there, including discussion of necessary regulatory permits.

What is the timeline?

This is the current (Fall 2025) project phase. It began in spring 2025 and is projected to conclude in early 2026.

What is the funding strategy?

This phase is being funded by another Shore and Harbor Planning Grant, now housed in the Maine Office of Community Affairs, Department of Marine Resources.

Preliminary Design: 6-8 months

This project phase will design the project's structural elements, like projected height, depth, and other spatial dimensions. This is necessary to determine the projected footprint of the wharf build-out and to evaluate the extent of direct impact on surrounding area. These could include evaluation of environmental impacts and assessment of structural integrity, as well as any potential zoning or land-use constraints. The purpose of this design stage is to prepare for permitting with regulatory agencies.

What is the timeline?

This phase of the project is projected to take 6 to 8 months to complete. Because of the relatively short time frame, it will ideally be completed in conjunction with the permitting process.

What is the funding strategy?

With help from Lincoln County Regional Planning, the Plantation applied for a Community Action Grant. If awarded, this funding will carry the project through both this preliminary design phase and the permitting phase.

Permitting: 6 months – 1 year

This phase involves the preparations for and filing of the necessary permit applications with regulatory bodies. These are specifically anticipated to include the Land Use Planning Commission and the Army Corps of Engineers. The Plantation, and the consultants hired to assist, will need to determine if other regulatory processes, like a Submerged Land Lease, are required by the state.

What is the timeline?

This project phase is anticipated to take 6 months to 1 year, from the preparation of the applications to the receipt of the permits.

What is the funding strategy?

The Plantation's aim is to use the Community Action Grant applied for in Fall of 2025 to fund both the preliminary design phase and the permitting phase.

Final Design: 6-8 months

This project phase intends to specify the details in a completed construction plan including material types, size details, and other particulars necessary for building. The process requires the contracted engineers to comb through the plans submitted for permitting to add in the necessary level of detail. The final design deliverable requires a level of specificity that could be completed by a contractor using this design. This type of design is otherwise known as a shovel-ready design.

What is the timeline?

This phase is projected to take 6 to 8 months to complete.

What is the funding strategy?

The Plantation is currently exploring funding opportunities for this project phase, largely centering on upcoming grants. Some under consideration include the Community Action Grant and the Shore and Harbor Grant, both of which the Plantation has a history of success in pursuing.

Request for Proposals/Bid Process: 6 months

This is the final preparatory phase before starting construction. Because of the size of the project scope, the Plantation must advertise an open bid process wherein a Request for Proposals is publicly and prominently posted. Once bids are received, the Plantation will select the company that best fits the community needs, balancing cost with other factors.

What is the timeline?

From drafting the request for proposals to selecting the chosen bid is anticipated to take 6 months. Most of this time will be spent waiting for contractors to submit their proposals.

What is the funding strategy?

This phase of the project requires no additional funding.

Construction: 1-2 years

This final stage of the project will take the final design through execution. The selected contractor will carry out the construction of the wharf project.

What is the timeline?

This project phase is anticipated to take 1 to 2 years to complete, based on factors like contractor availability, material attainment, and weather conditions.

What is the funding strategy?

The Plantation is considering large grant funding opportunities, like the Maine Infrastructure Adaptation Fund and the Northern Border Regional Commission Catalyst Grant. These large-scale investments would potentially set the Plantation up for success to phase construction across several grants and several building periods.