

Friendship Municipal Wharf

Options for Replacing the Town Wharf

The Friendship Municipal Wharf is more than 80 years old and needs to be replaced. Its current condition has resulted in a 4,500-pound vehicle load restriction, limiting its use for commercial activities and emergency access. An engineering assessment recommended complete replacement of the wharf in March, 2024 to restore its structural capacity.

The Town has been considering two different approaches to replacing the wharf.

At the Special Town Meeting, voters will be asked to choose which option the Town will pursue.

Option 1: Rebuild the Existing Wharf

What would be built

- The existing wharf would be replaced with a similar structure. The roadway and wharf elevations will remain the same.
- The project would include:
 - o Wharf structure (piles, framing and decking)
 - o New reinforced concrete bulkhead replacement and riprap shoreline stabilization

Wharf height and use

- The replacement wharf would remain at approximately its existing elevation of 8.9 feet.
- The existing 4,500-pound load restriction is due to the deteriorated condition of the current wharf. Once the deteriorated materials are replaced, the current load restriction would be removed.

Cost estimates & grants

- The Town estimates the project will cost approximately \$629,850. The town will cover 100% of the costs.
- The Town has received cost estimates from contractors based on existing information about the condition of the wharf and the contractors' experience with similar projects.
- The Town currently has \$425,890.82 in its wharf replacement/repair account and plans to replace the seawall and as much of the wharf as possible with the funds that are already available. The remainder of the project will proceed as more funds are allocated/raised and approved by voters.

- These estimates do not include a typical construction contingency for unforeseen issues or items not included in the estimates. A 15% contingency would add approximately \$94,500, bringing the potential cost to approximately \$724,350.

Design and permitting

- There is currently no engineered design for this option.
- The Town's Code Enforcement Officer/Local Plumbing Inspector contacted the Maine Department of Environmental Protection about the proposed work. Maine DEP confirmed that no change to the existing Permit by Rule would be needed.

Project management and schedule

- The Town's Facilities/Project Manager will manage the project. The Town will put the project out to bid and select a contractor.
- The construction schedule would be established after a contractor is selected.

Option 2: Rebuild and Raise the Wharf

What would be built

- The wharf would be reconstructed within its existing footprint but raised to reduce risk of damage from coastal flooding, storm surge, and wave action (based on the state of Maine's Working Waterfront Resiliency Grant Program guidelines). The deck would slope upward from approximately elevation 12 feet (an increase of 3.3' from the current 8.9' elevation) at the landward end to elevation 14 feet at the seaward end (an increase of 5.3' from the current 8.9' elevation). Over the length of the wharf, the change is just over 1/8" rise per foot of length.
- The project would include:
 - o New piles, framing and deck designed to current structural standards
 - o New reinforced concrete bulkhead replacement and riprap shoreline stabilization
 - o Electrical improvements
 - o New gangway and floats
 - o New electric hoists to accommodate increased height
 - o Structural improvements intended to accommodate trucks, loaded trailers and emergency vehicles, removing the current weight restriction.

Wharf height and use

- The deck would slope upward from approximately elevation 12 feet at the landward end (an increase of 3.3' from the current 8.9' elevation), to elevation 14 feet at the seaward end (an increase of 5.3' from the current 8.9' elevation). Over the length of the wharf, the change is just over 1/8" rise per foot of length.
- The change in elevation at the roadway is approximately 3/4" rise per 1 foot in length.
- The existing 4,500-pound load restriction will be removed.

Estimated cost and grants

- The estimated total project cost is \$2,036,671. 82% of the cost is covered by federal and state grants. The cost includes a 15% construction contingency and possible construction cost labor and material increases through the anticipated project duration.
- The Town has received cost estimates from the Engineer with input from contractors based on the design drawings and their experience with similar projects.

Design and permitting

- Preliminary engineering has already been completed. If voters choose this option, the next steps will include hiring an engineer to continue the design and permitting process.
- The cost for all permitting is included; the Engineer anticipates wharf reconstruction could include the following
 - o Maine DEP Natural Resources Protection Act permit
 - o U.S. Army Corps of Engineers permit
 - o Local Shoreland Zoning approval
 - o Possible update to the Town's submerged lands lease Project

Project management and schedule

- The project costs include engineering oversight, assistance with bidding and contractor selection, construction inspections, and grant administration.
- Construction is anticipated to be complete by May 2028.

Cost at a Glance

Friendship voters have already approved \$425,890.82 for the wharf project, and none of these funds have been spent. The full \$425,890.82 is available for either option.

How much additional Town funding would each option require?

Rebuild Existing Wharf: approximately \$203,959.18 more

Rebuild and Raise Wharf: approximately \$13,879 more

Estimates generated from the engineering firm were generated in February 2026.

Estimates generated by individual contractors at the request of the selectboard were generated June 2026-August 2026.

All estimates are subject to change at any time.