

Francis Street Beach Improvement Project

WASHINGTON STREET COLLABORATIVE
WORKING GROUP MEETING

June 12, 2025



SCAPE



REMAIN

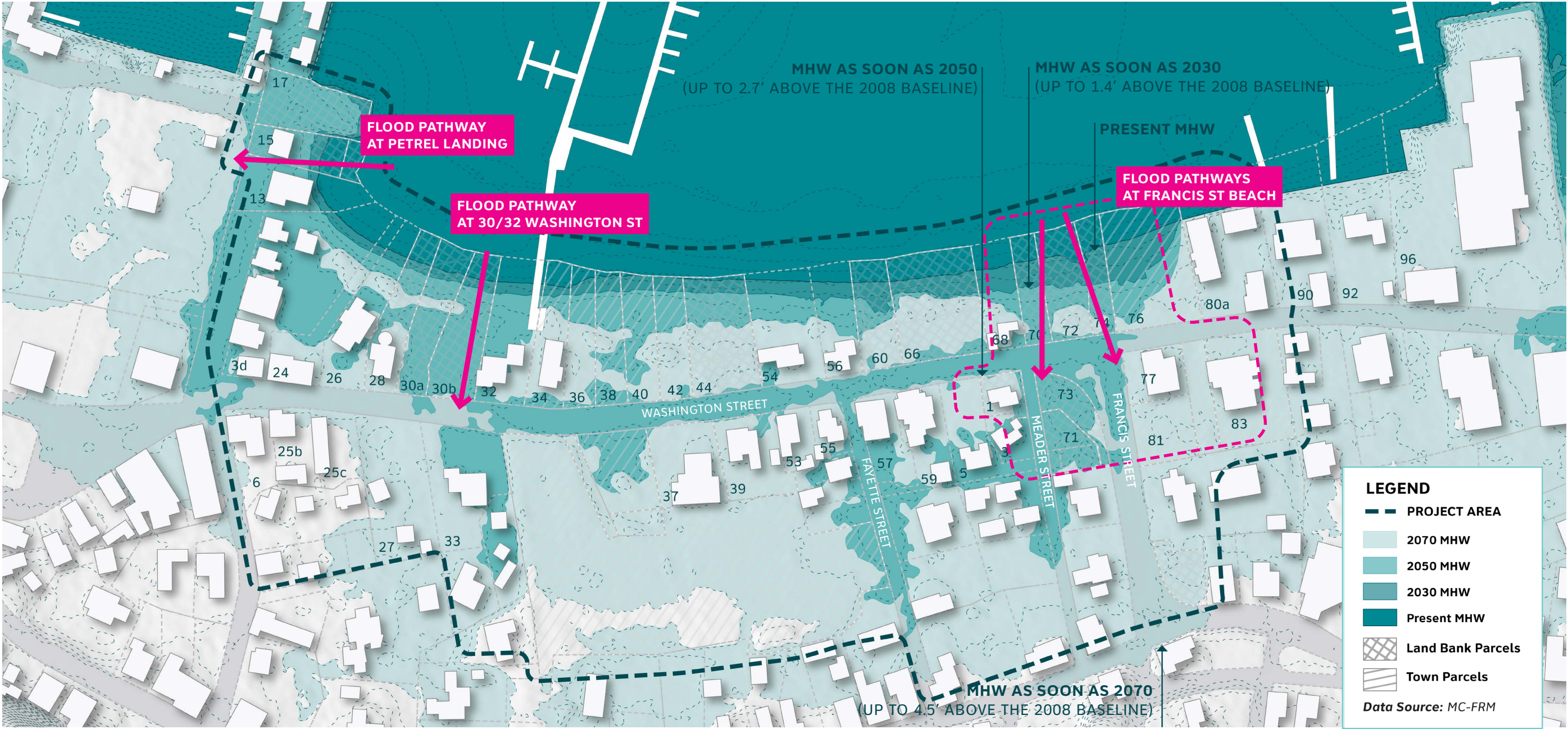
TODAY

- Open House #2 Recap
- Revised Project Schedule
- Review revised SCAPE team scope
- Review revised waterfront structural engineering scope
- Next Steps
- Questions & Discussion (consultants step out)

OPEN HOUSE #2 RECAP

VIRTUAL OPEN HOUSE (JAN 13 & 15) + DIGITAL FEEDBACK FORM

WASHINGTON ST. RESILIENCE FRAMEWORK PLAN



PROJECT GOALS

ENVIRONMENTAL GOALS

- Improve the capacity of natural ecosystems to adapt to sea level rise and reduce adverse impacts to them
- Absorb, buffer, and manage water

SOCIAL GOALS

- Reduce flood risk to cultural and community assets
- Create public, universally accessible waterfront experiences for people
- Engage in dialogue with community members about climate risks and adaptation pathways

OPERATIONAL GOALS

- Reduce flood risk to sustain the long-term use of Washington Street
- Enhance multi-modal transportation infrastructure, critical to mobility and safety
- Develop feasible, adaptable, maintainable, and permittable solutions
- Clearly communicate economic benefits and anticipated project costs

ALTERNATIVES SUMMARY

ALTERNATIVE 1 | DUNE SWOOP



Form
Program
Materiality
Floodwall
Adaptable

Curvilinear, organic
Integrated seated edges along boardwalk extents
Boardwalk + Natural Paths
Mostly concealed by dune vegetation
Yes

ALTERNATIVE 2 | BEACH OVERLOOK



Angular, maritime port
Overlook bumpout with stand-alone benches along boardwalk extents
More extensive boardwalk
Mostly concealed by dune vegetation
Yes

ENGAGEMENT METHODS

MENTIMETER



BREAKOUT GROUPS



FEEDBACK FORM

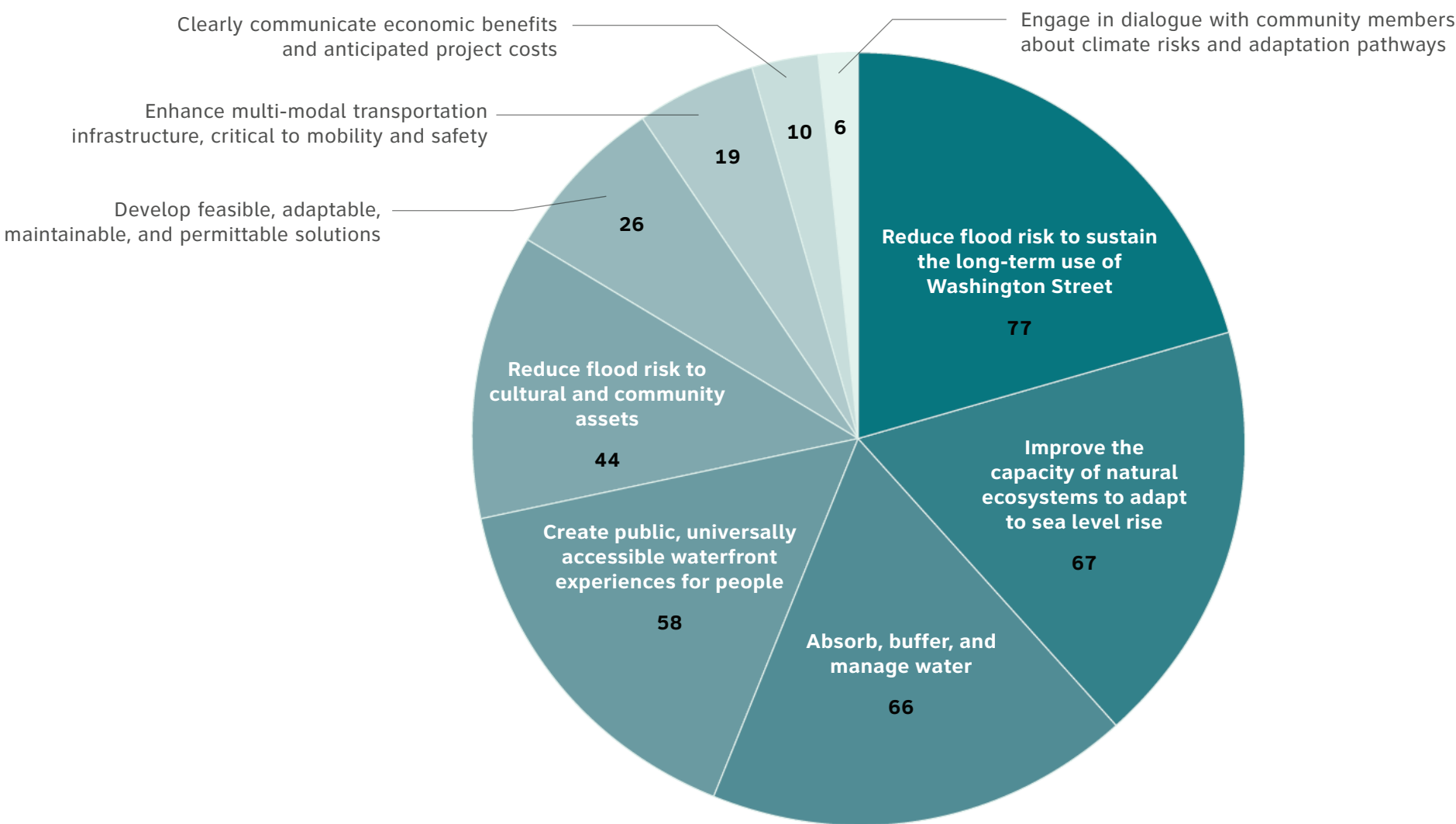
Francis Street Beach Improvement Project

Thank you for your participation in our online survey for the Francis St. Beach Improvement Project! We appreciate your time and feedback as we develop this important resilience project, which aims to reduce flood risk to Washington Street while improving Francis Street Beach. This feedback form should take only 5 - 10 minutes to complete.

Start press Enter

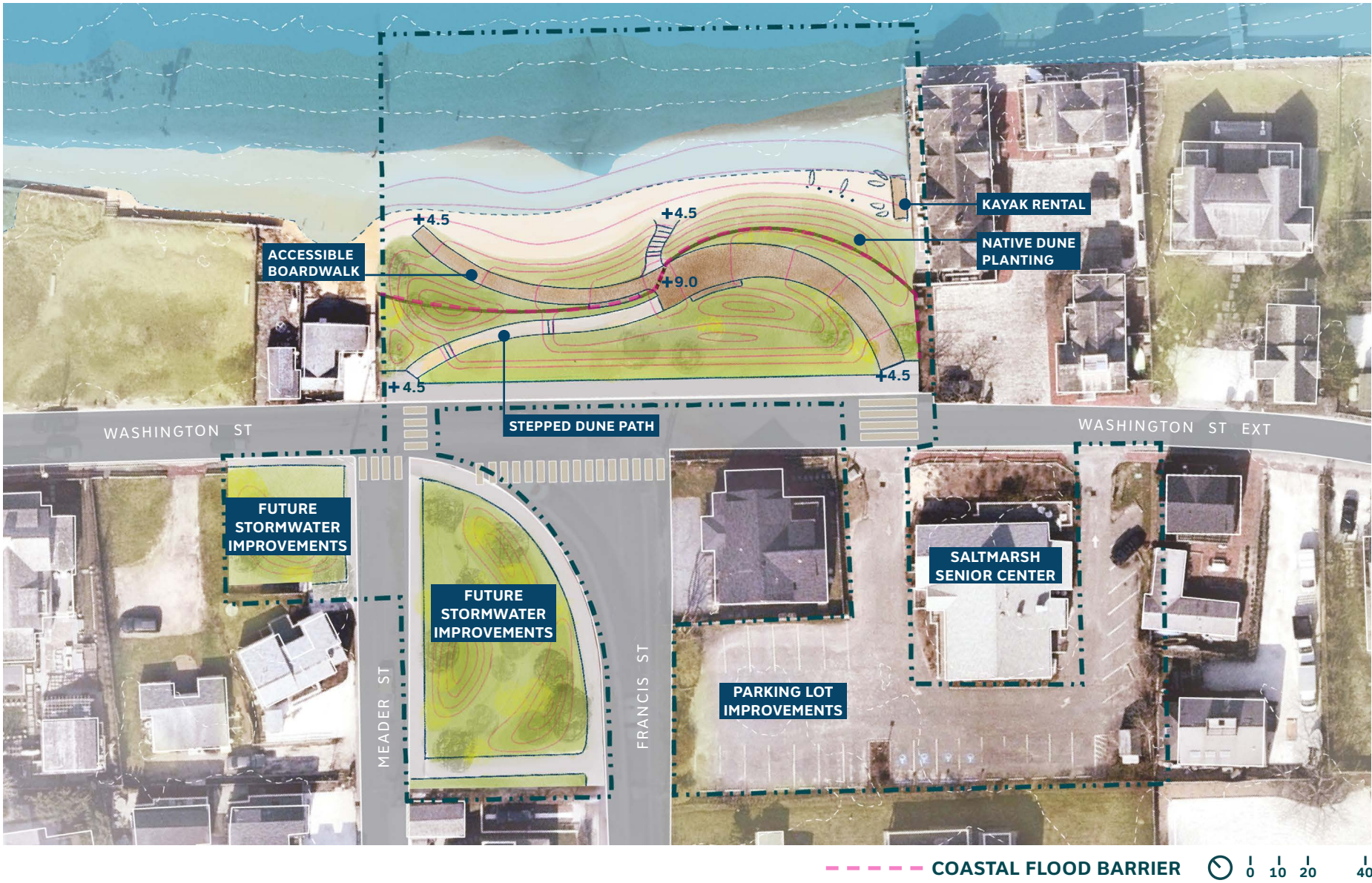
SELECT THREE OF YOUR PRIORITY GOALS FOR THIS SPACE

126 Respondents



The top three priorities for this site were related to mitigating and adapting to flooding and sea level rise.

ALTERNATIVE 1 | DUNE SWOOP



WHAT DO YOU LIKE ABOUT ALTERNATIVE 1?

113 Respondents

LIKES NATURAL, ORGANIC FORM (65)



Aesthetically more pleasing, but the other design is more practical for the community.

Flow and feel is organic and complimentary to the ocean and beach line.

It fits in with the natural landscape instead of working against it.

A lovely zen feel.

MATCHES NANTUCKET AESTHETIC (11)

Prefer #1 as it is not downtown (like Easy St) but it naturally shifts to out of town curves

integrated movement to the environment

Curves better than angles to reflect the natural curves of the island.

LIKES MORE SPACE FOR NATIVE PLANTING (7)

More space for native vegetation and animal habitat

Natural swoop fits with environment. Lots of plantings of various heights. More vegetation for more water retention and filtration.



LIKES INTEGRATED SEATING (9)

I like the integrated benches and natural materials.

LIKES NATURAL MATERIALS (7)

More natural blends with the existing environment

FUNCTIONALITY (11)



Stops coastal waters from getting onto the street

I like the design, it looks like it would handle storm surge better than the other. If less beach is for more vegetation and buffering it is a good tradeoff.

WHAT WOULD YOU CHANGE ABOUT ALTERNATIVE 1?

109 Respondents

CONCERN ABOUT BLOCKING SIGHTLINES (7)

the 8ft elevation will block the view of the harbor from Francis St and Washington St.



MORE SMALL GROUP SEATING (8)



Would integrate benches on the beach side. A question for human use is "where will we eat our sandwich" creating space to share and enjoy, and not be in the way of the walkway.

KAYAK ACCESS/STORAGE (8)

Kayak access trickier as they regularly move kayaks in and out

Put kayak rental structures near street, not in front of private condo decks, add vehicle access to beach for unloading dinghys,

DOESN'T FIT INTO NANTUCKET AESTHETIC (12)

I don't think the curvasious model belongs on the water frontl. It is fine on Lily Street, but seems out of context for Nantucket's water structures.



Dune swoop feels out of place for a historic area.

INCREASE ACCESSIBILITY & ACCESS POINTS (10)

It's a long walk for seniors and their walkers

More access points to the beach off of the boardwalk. otherwise people will make their own paths. How will the boaters bring kayaks down?

Add more access points to avoid desire lines

CONCERN ABOUT FLOOD PROTECTION (8)

There's not a lot of beach - water is going to flood that beach quickly and move to adjacent properties. I don't see an adaptation of a place to the water to actually go.

High tide flooding will take up most of the beach in this option

CONCERN ABOUT BEACH EROSION MANAGEMENT (6)

Well beach nurshishnent will be important - any opportunity to replenish beach by increasing dune height east of bulkhead?

LESS BEACH SPACE (6)

CONCERN ABOUT FLOOD BARRIER TIE-IN (3)

NOTHING! (28)



KEY TAKEAWAYS | DUNE SWOOP

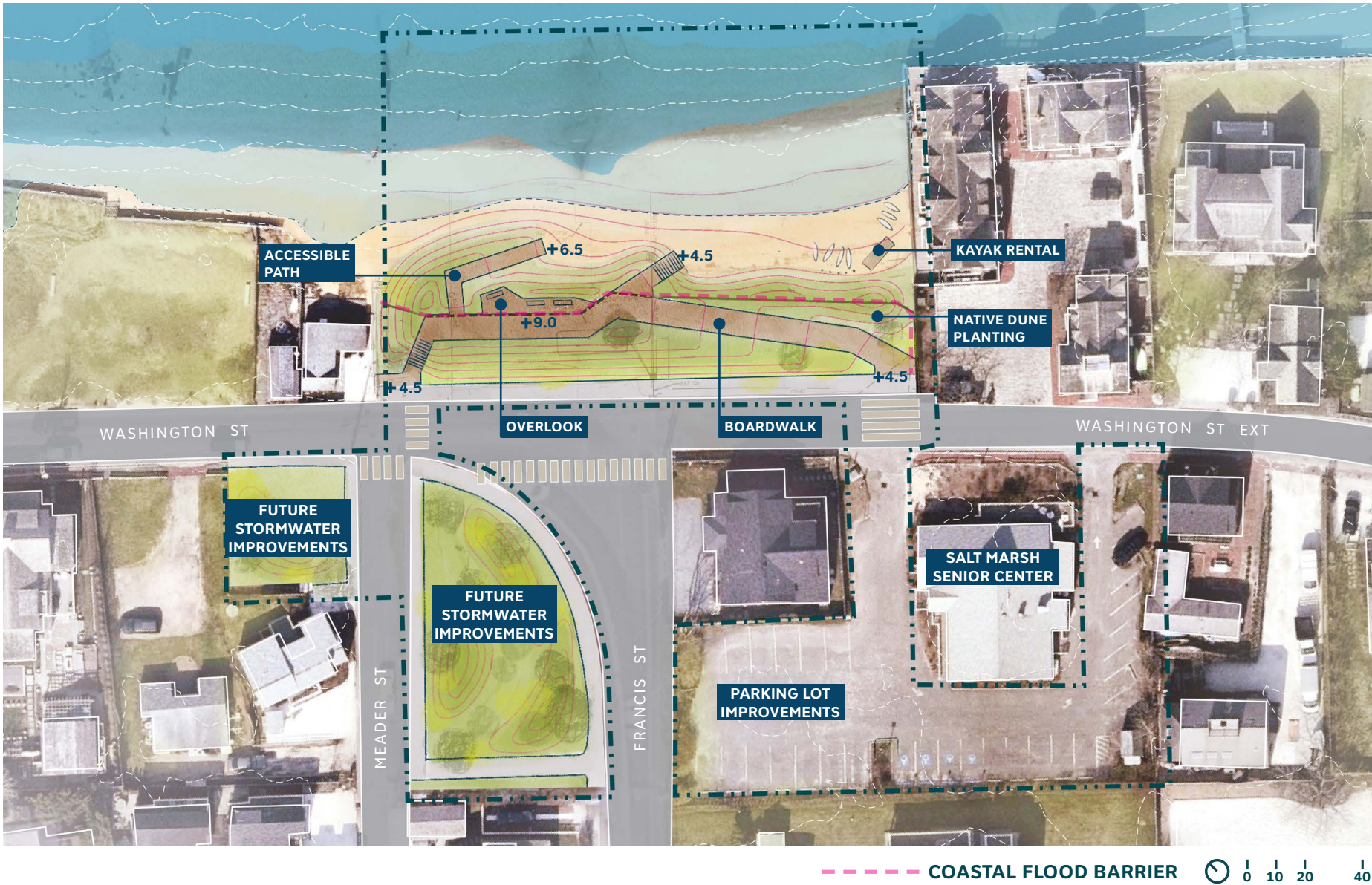
LIKES

- A majority of participants were more drawn to the ***natural, organic aesthetics*** of Alternative 1 and felt it was a better fit into the context of Nantucket.
- A few participants liked the ***integrated benches*** and would like to have more seating near the beach.
- Many people liked how this alternative provided ***more space for native planting***.

DISLIKES & CONCERNS

- Some participants felt this alternative ***didn't fit into the historic and maritime context*** of the downtown area.
- A few participants were concerned about the ***smaller beach area***, especially during high tide flooding.
- A few participants felt there should be ***more access points*** along the swoop.

ALTERNATIVE 2 | BEACH OVERLOOK



WHAT DO YOU LIKE ABOUT ALTERNATIVE 2?

109 Respondents

LIKES MORE BEACH AREA (15)



Gives more access to the beach, wider beach, more space for community.

I also keep a boat off the beach and im concerned about dinghy access. I like more beach.

LIKES MORE SEATING (16)

Really like the pullover/ bench areas, we use them a lot at easy street

Benches encourage spending more time



LIKES INCREASED ACCESSIBILITY (17)

I like the wider boardwalk for accesibility of wheel chairs and strollers

Since I am older, this appeals to me more. Boardwalks are easy to navigate.

LIKES THE MARTIME AESTHETIC (15)



I like the more angular look, with the inspiration from the historic wharves. I like how the boardwalks people more to the center of the beach.

I gravitate to more of a maritime harborfront design rather than a beach-inspired design.

I am partial to the treatment on Easy Street so therefore I like this one.

WOOD/NATURAL MATERIAL (9)

LIKES THE OVERLOOK (5)

ADAPTABILITY FOR FUTURE (1)

This may not be as attractive as 1 but may be easier to accomplish more goals overall including adding in future

WHAT WOULD YOU CHANGE ABOUT ALTERNATIVE 2?

101 Respondents

TOO MUCH BOARDWALK (19)

Skinny up and reduce board walk mass

Takes up less of the beach. But too much boardwalk

Less attractive - too much boardwalk



SOFTEN ANGLES (22)

It would do the job, but is a bit angular

Prefer #1 as it is not downtown (like Easy St) but it naturally shifts to out of town curves



MORE SEATING (4)

Move steps further to the right, integrate benches at entry points as well. Almost like a "pit stop station"

INCREASE ACCESS AND CONNECTIVITY (5)

The ramp to beach should not jut out, should remain closer to actual deck. Still need more access points to beach. Like maybe a set of steps closer to kayak rental end.

ELIMINATE OVERLOOK (3)

Do not like overlooks, prefer more natural look and access.

DOESN'T PREFER AESTHETIC (7)

ADD EDUCATIONAL ELEMENTS (2)

NOTHING! (10)

KEY TAKEAWAYS | BEACH OVERLOOK

LIKES

- Some participants liked ***the maritime aesthetic*** and thought it was a better fit into the context of the downtown area.
- Despite aesthetic preference, many participants thought Alternative 2 was ***more practical in terms of adaptability, flood protection, and more beach access.***
- Many participants liked the ***seating area*** and would like to see more of it.
- A few participants felt this alternative was ***more accessible*** and liked the entrances from both sides of the street.

DISLIKES & CONCERNS

- Most participants ***didn't like the angular forms*** and felt it didn't fit into the context of Nantucket.
- A few participants were ***concerned about the amount of decking.***

KEY TAKEAWAYS

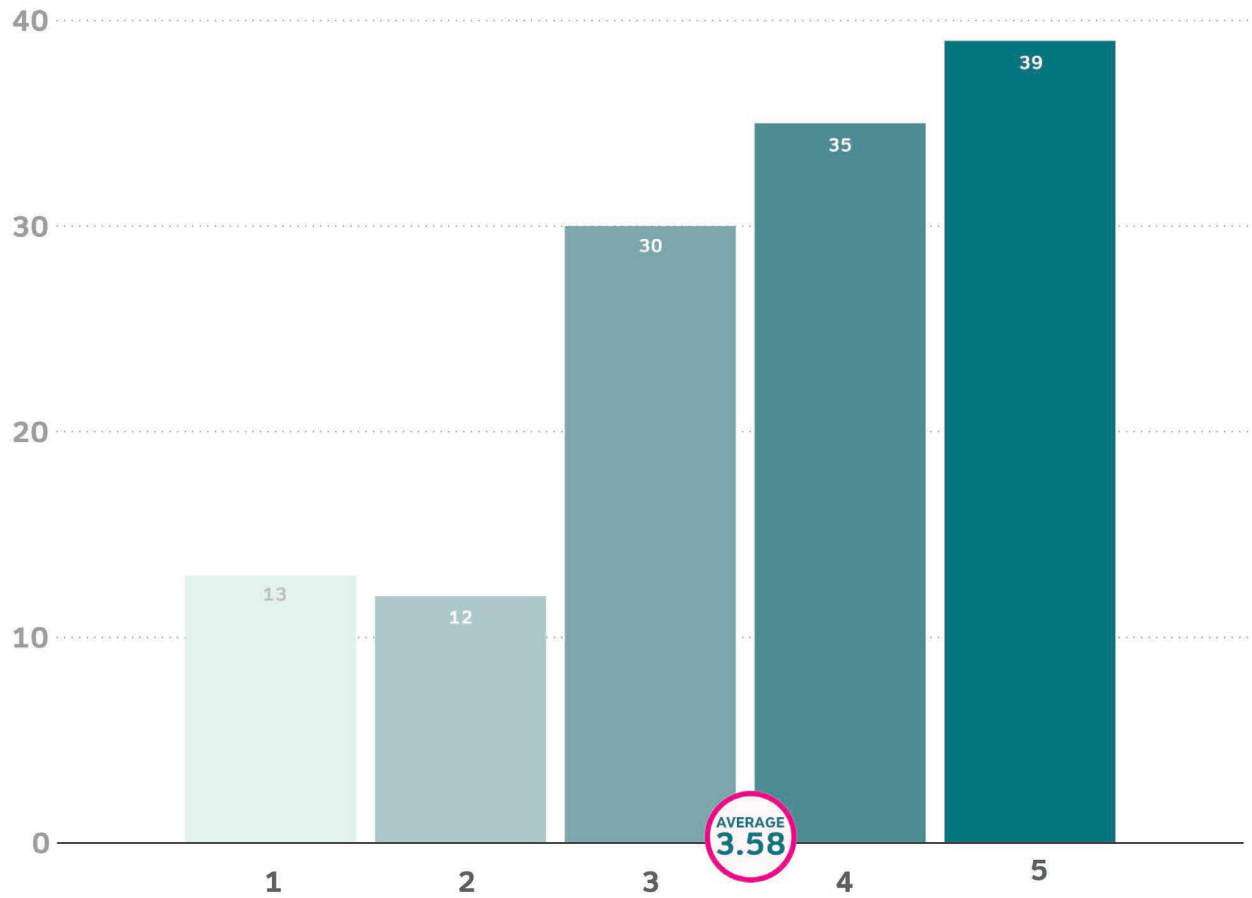
For both alternatives, participants shared concerns about:

- **Stormwater flooding and groundwater levels**
- **Longevity and adaptability**
- **Planting and erosion maintenance**
- **ADA accessibility**
- **Kayak access and storage**
- **Some concern about having bike traffic along the boardwalk**

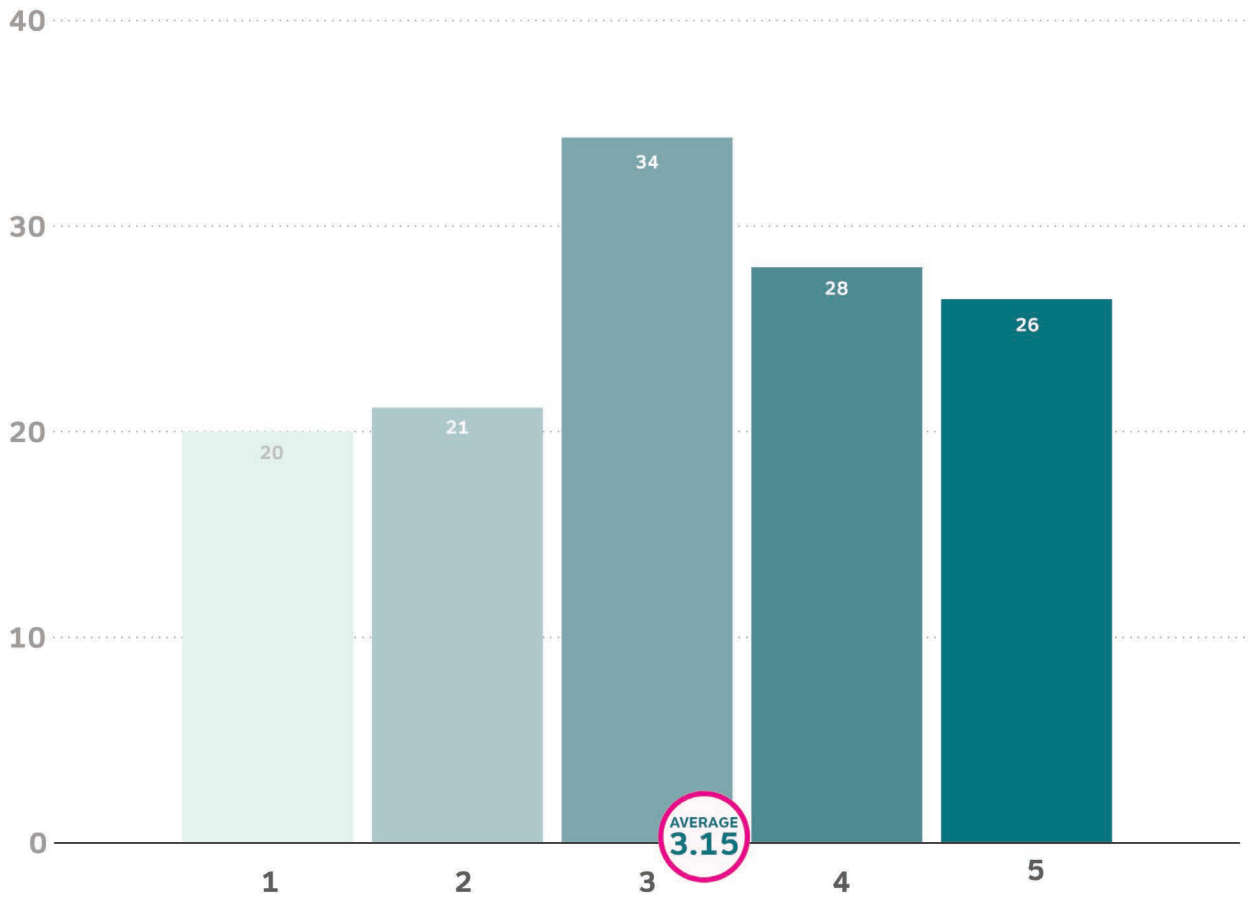
ON A SCALE OF 1 TO 5, HOW APPEALING IS EACH ALTERNATIVE TO YOU?

127 Respondents

ALTERNATIVE 1 | DUNE SWOOP

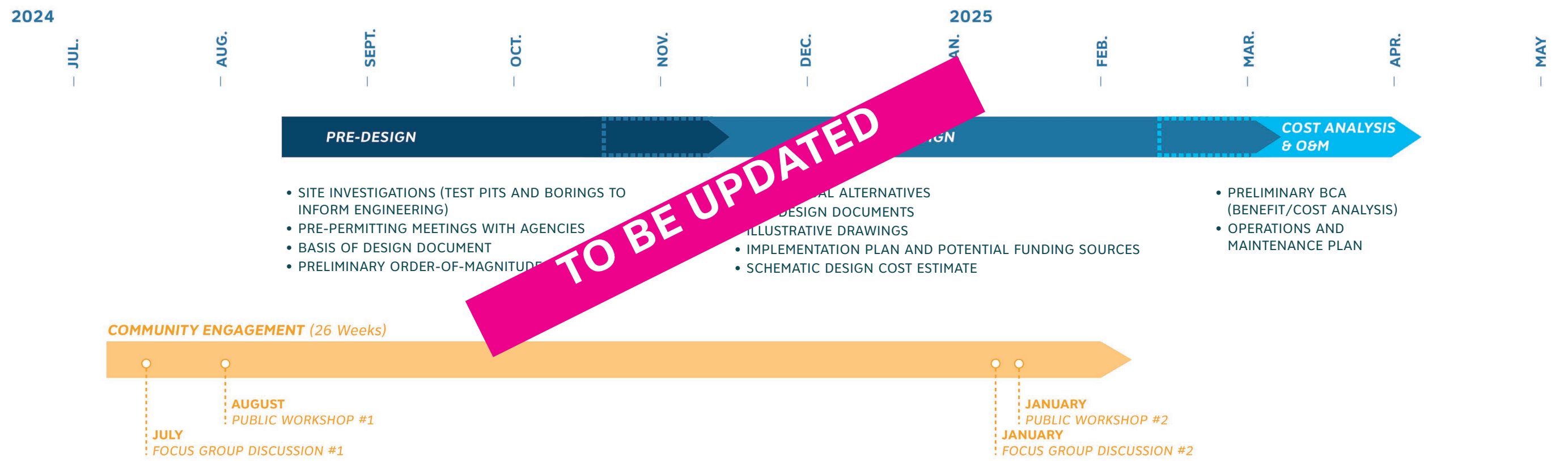


ALTERNATIVE 2 | BEACH OVERLOOK



REVISED PROJECT SCHEDULE

PROJECT SCHEDULE



REVISED SCAPE TEAM SCOPE

TASK 1: PRE DESIGN

- Site Analysis Refinement and Basis of Design Memo (complete)
- Pre-Permitting Agency Coordination (in progress, up to 6 meetings remaining)
- Stormwater Pre-design (expanded, complete)
 - Perform drainage area delineation
 - Calculate rainfall runoff volumes for various rain events
 - Develop and evaluate subsurface storage alternatives
 - Evaluate green infrastructure/rain garden alternatives
 - Perform hydraulic calculations to determine capacities of existing outfalls, and capacity impacts due to outfall abandonment and consolidation
- ~~Updated order-of-magnitude costing (removed)~~
- Monthly project meetings (complete)

TASK 2: SCHEMATIC DESIGN

- Sketch design alternatives (complete)
- Coastal engineer onboarding and coordination (new)
- Concept design refinement (new)
- Stormwater Modeling (new)
 - Develop an integrated model of the project area to evaluate potential flooding under several scenarios.
 - Objective is to characterize the potential flood reduction benefits of the project
- Schematic design documents (~~lighting and electrical design removed~~)
- Estimate of probable cost
- State and Federal funding sources memo
- Revised basis of design memo

TASK 3: BENEFIT-COST ANALYSIS

- FEMA BCA tool and traffic assessment
- Expanded qualitative benefits assessment
- Coastal engineering advisory to the BCA

TASK 4: OPERATIONS & MAINTENANCE REQUIREMENTS & ESTIMATES

- Technical memo and estimate documenting the frequency and cost of operation and maintenance (O&M) activities associated with the proposed project.

TASK 5: COMMUNITY ENGAGEMENT (COMPLETE)

- Stakeholder engagement planning session
- Two stakeholder focus groups (abutters and BPAC)
- Two community workshops
- Meeting in a box - digital files and materials

TASK 6: COASTAL MODELING (NEW)

- Redirected flow modeling and independent effectiveness to assess Francis St Pilot performance (flanking) and redirected flow looking at different spatial configurations (ie. swoop vs angular) and tie-ins/tapers at ends. Assess independent effectiveness of the project to inform the BCA.
- Erosion Performance Modeling to study coastal erosion, assess the need for solid core in the dune (as an input to the coastal engineering feasibility assessment by others), and inform O&M costs and maintenance needs.

WATERFRONT STRUCTURAL ENGINEERING SCOPE

NEXT STEPS

June 11, 2025

Town of Nantucket Natural Resources Department
Attn: Ms. Leah Hill, Coastal Resilience Coordinator
131 Pleasant Street – Upstairs
Nantucket, MA 02554
VIA EMAIL: lhill@nantucket-ma.gov

**RE: Professional Waterfront Engineering and Permitting Services
Francis St. Beach Improvement
Alternatives Analysis, Permitting Assessment and Schematic Design
(Pare Proposal No. GP257.25 REV2)**

Dear Ms. Hill:

Pursuant to your recent request, and our discussions with the Town of Nantucket (Town) and Nantucket Island Land Bank (NILB), Pare Corporation (Pare) is pleased to submit this proposal for Professional Waterfront Engineering and Permitting Services for supporting the Project Team as outlined in the Scope of Work provided.

It is Pare's understanding the Project Team consists of the Town, NILB, SCAPE Landscape Architects (SCAPE), Hazen and Sawyer (Hazen) and Woods Hole Group, Inc. (WHG). Based on our review of the documents provided, and our understanding, the Francis Street Improvement Project (Project) is a pilot project to create resilient waterfront recreational amenities while reducing flooding on one of Nantucket's essential transportation corridors. In addition, the Project is the first phase of the conceptual Washington Street Framework Plan and is at the conceptual design phase. The Scope of Work outlined in the provided RFP outlines the tasks requested through Schematic Design and are indicated as follows:

- ☐ Task 1: Team Meetings
- ☐ Task 2: Feasibility and Alternatives Assessment
- ☐ Task 3: Permitting (Permitting Feasibility Assessment)
- ☐ Task 4: Schematic Waterfront Structural Design
- ☐ Task 5: Preliminary Construction Cost Estimate

SCOPE OF SERVICES

Based on the project understanding outlined in the scope of work provided, we propose providing professional engineering services in accordance with the following Scope of Services:

Task 1 – Team Meetings

Based on the Scope of Work provided and subsequent discussions/emails it is anticipated that this phase of the project will take about 28 weeks to complete, and it has been estimated that the following meetings will be required and/or attended virtually by Pare.

1. **Bimonthly staff meetings:** Pare Project Principal and necessary support staff will attend bimonthly meetings (twice a month) throughout the duration of this phase of the project, estimated to be 14 meetings ranging in duration from 1-2 hours.



2. **Bimonthly public workgroup meetings:** Pare Project Principal and necessary support staff will attend bimonthly public workgroup meetings, which are anticipated to occur only over 4 months of the project and are estimated to be 2 hours per meeting. Public engagement meetings are also anticipated to be virtual meetings
3. **One Select Board Meeting:** Pare's Project Principal will attend one (1) Select Board Meeting in-person as required during the Project.
4. **Design Consultant Team Coordination:** As part of this task, Pare will prepare for and attend necessary coordination meetings with SCAPE and the Project Team. It has been assumed that bi-monthly meetings (twice a month) during the duration of the project will be necessary and has been assumed that the meetings will be limited to 1-hour virtual meetings.

Task 2 – Feasibility and Alternatives Assessment

As outlined in the Scope of Work, following the modeling conducted by WHG, alternatives for flood resistant structures embedded in the dune will be evaluated and vetted as part of the alternatives assessment. Initially, Pare will review the previous information completed for the concept level work including but not limited to, the concept drawings, the previous models and analyses conducted, the soil boring and test pit information obtained, and the wetland delineation.

In addition, Pare will review alternatives for the elevated boardwalk and integration with the flood resistant structure alternatives. Pare will work closely with the Project Team in vetting the alternatives and presenting the alternatives in an Assessment Report in order to convey the project need to regulatory agencies. It will be important as part of the Assessment Report to dovetail the requirements as determined in Task 3: Permitting, outlined below.

Pare will prepare a Draft Feasibility and Alternatives Assessment Report for review and discussion with the Project Team. Following the review, Pare will incorporate comments into a Final Assessment Report submission.

Task 3 – Permitting (Permitting Feasibility Assessment)

As discussed, and understood, the permitting aspects of this Project are integral to the design and successful implementation of this Project. The results of Task 2 above will be concurrently evaluated with the permitting requirements reviewed and the regulatory approach necessary to successfully present this Project to the regulatory agencies.

As outlined in the Scope of Work, Pare will prepare a feasibility assessment narrative with requirements, procedures, strategy, and approximate schedule of the regulatory review and permitting process for use in schematic design. Pare will prepare and present a draft permitting feasibility assessment memo for review and discussion. It is anticipated that the review meetings will be part of Task 1 above and will not require additional meetings.

Based on comments from the Project Team, Pare will prepare a Final Permitting Feasibility Assessment Memo and the required presentation materials for use in meetings with the various regulatory meetings. As stated in the Scope of Work, the Town and/or NILB may coordinate and facilitate the meetings and Pare will attend and provide technical information at the meetings. It is anticipated that there will be about four (4) virtual meetings.



Ms. Leah Hill, Coastal Resilience Coordinator (3)

June 11, 2025

Task 4 – Schematic Waterfront Structural Design

As outlined in the Scope of Work, Pare will progress the selected design(s) from concept level to 30% schematic design. It has been assumed that this task will include the preferred flood resistant alternative as needed. If it is determined that one is not required, a reduction in effort would be realized and a revised scope of work for this task will be submitted for approval prior to proceeding.

Pare will coordinate with the Project Team on materials, stormwater details, boardwalk details and the interaction with coastal resiliency structures. Pare will prepare preliminary waterfront structural plans for the boardwalk and flood resistant structures including plans, sections, elevations, and details to the 30% level of detail. An outline of preliminary specifications will be provided as part of this submission.

Task 5 – Preliminary Construction Cost Estimate

As outlined in the Scope of Work, Pare will prepare an Engineer's Opinion of Probable Construction Costs for the boardwalk and waterfront structural components. Pare will work with the Project Team on incorporating these components into the overall Project Estimate including a 25% contingency and a high and low estimate.

SERVICES PROVIDED BY CLIENT OR OWNER

The Client or Owner shall provide the following services and information for this project:

- Existing information, including but not limited to those outlined in the Scope of Work
- Landscape Architectural Services, Coastal modeling, stormwater design, as outlined from the Project Team

OUTSIDE SERVICES

No outside services are anticipated as part of this proposal.

ADDITIONAL SERVICES

Services required by The Town, which are not part of the Scope of Services as described above, shall be considered Additional Services. Additional Services shall be furnished by Pare or obtained from others by Pare if requested in writing by the Town. The Town shall pay Pare for Additional Services in accordance with rates and charges agreed to in writing prior to authorization by The Town.

Oral directives by The Town for Additional Services will be confirmed in writing by Pare. The Town shall pay Pare for orally directed Additional Services furnished by Pare in accordance with Pare's current Schedule of Fees unless other rates and charges for compensation are agreed to subsequent to completion of authorized Additional Services.

PERIOD OF SERVICE

The period for performance of the services outlined herein is estimated at 28 weeks from contract execution by the Town.



Ms. Leah Hill, Coastal Resilience Coordinator (4)

June 11, 2025

BASIS OF COMPENSATION AND CONDITIONS OF ENGAGEMENT

This represents our best judgement at this time as to the effort required to achieve the stated objectives. It should be recognized that the estimated charges below are based on the anticipated level of effort required to achieve the goals and objectives outlined herein and will be billed as a lump sum for each task based on the level of effort and cost outlined in the attached spreadsheet.

ESTIMATED CHARGES

Based upon the defined Scope of Services contained herein, it is estimated that the effort and cost for completing the work will be as follows:

BASE SCOPE OF SERVICES

Task 1 – Team Meetings	\$	34,058.00
Task 2 – Feasibility and Alternatives Assessment	\$	30,569.00
Task 3 – Permitting (Permit Feasibility Assessment)	\$	30,212.00
Task 4 – Schematic Waterfront Structural Design	\$	55,356.00
Task 5 – Preliminary Construction Cost Estimate	\$	<u>7,583.00</u>

BASE SCOPE OF SERVICES TOTAL ESTIMATED FEE: \$ 157,777.00

It is Pare's understanding that this Scope of Work and Fee as present will be incorporated into the Town of Nantucket's standard contract and will be coordinated following review and approval by the Washington St. Collaborative Workgroup. It should be noted that the Total Indirect Labor Costs percentage presented on the attached spreadsheet is from Pare's most recent MassDOT Audit, which is attached for reference.

We look forward to collaborating with you on this project. If you have any questions, please contact me at your convenience.

Best regards,



Todd D. Turcotte, P.E.
Vice President

TDT/ln

Enclosures

Schedule of Fees dated May 21, 2025

For Proposal for Services, dated May 21, 2025
(Pare Proposal No. GP257.25)

LABOR:

Engineer I	\$ 140.00 /Hour
Engineer II	\$ 155.00 /Hour
Project Engineer	\$ 175.00 /Hour
Senior Project Engineer	\$ 205.00 /Hour
Managing Engineer	\$ 240.00 /Hour
Principal/Officer	\$ 300.00 /Hour
Environmental Scientist/Planner	\$ 115.00 /Hour
Senior Environmental Scientist/Planner	\$ 130.00 /Hour
Managing Environmental Scientist/Planner	\$ 180.00 /Hour
Principal Environmental Scientist/Planner	\$ 220.00 /Hour
Senior Project Coordinator	\$ 200.00 /Hour
Senior Technical Consultant/Advisor	\$ 230.00 /Hour
CADD Operator/Designer	\$ 110.00 /Hour
Senior CADD Operator/Designer	\$ 140.00 /Hour
Principal CADD Operator/Designer	\$ 170.00 /Hour
GIS Specialist	\$ 115.00 /Hour
Senior GIS Specialist	\$ 140.00 /Hour
Construction Observer/Representative	\$ 130.00 /Hour
Senior Construction Observer/Representative	\$ 140.00 /Hour
Principal Construction Observer/Representative	\$ 210.00 /Hour
Engineering Technician	\$ 95.00 /Hour
Senior Engineering Technician	\$ 105.00 /Hour
Clerical/Office Personnel	\$ 110.00 /Hour

REIMBURSABLE EXPENSES:

Mileage (at Federal Standard Rate)	\$ 0.70 /Mile
Printing/Copying Wide Format (in-house)	\$ 0.15 /Square Foot
Photocopying (in-house)	\$ 0.10 /Copy
Outside Services and Out-of-Pocket Expenses	Cost plus 12%

The above rates for technical and support personnel will be charged for actual time worked on the project. In addition, there will be charges for time required for travel from company office to job or site, and return.

For expert and material witness services, including preparation, associated with any actual or potential litigation, mediation, arbitration, or similar proceeding, a fifty percent (50%) premium will be added to the above rates. Overtime worked by non-exempt, non-professional employees will be charged at a rate of one and one-half times the rates shown above for all time worked in excess of 8 hours per day.

ATTACHMENT A -
TEAM PROJECT BUDGET BY TASK
Estimated Level of Effort

Task	Description	Principal	Managing Engineer	Senior Project Engineer	Project Engineer	Engineer II	Managing Enviro. Scientist	Senior Enviro. Scientist	Senior CADD	Admin	TOTAL HOURS	TOTAL LABOR DOLLARS (BARE)	TOTAL INDIRECT COSTS (OH)	TOTAL LABOR & INDIRECT DOLLARS	OTHER DIRECT COSTS	FIXED FEE (PROFIT)	TOTAL DOLLARS
		\$/hour	\$/hour	\$/hour	\$/hour	\$/hour	\$/hour	\$/hour	\$/hour	\$/hour							
		Field	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00		150.64%			20%
		Office	\$98.50	\$73.50	\$55.65	\$45.50	\$39.75	\$53.50	\$41.75	\$46.25	\$38.80		150.64%			20%	
1.0	Team Meetings	63	12	20	-	50	6	-	-	6	157	10,742	16,181	26,923	1,750	5,385	34,058
2.0	Feasibility and Alternatives Assessment	24	-	28	32	70	12	-	16	16	198	10,164	15,310	25,474	-	5,095	30,569
3.0	Permitting	18	4	8	8	20	48	80		12	198	10,045	15,131	25,176	-	5,035	30,212
4.0	Schematic Design	24	18	40	80	160	12	-	40	-	374	18,405	27,725	46,130	-	9,226	55,356
5.0	Preliminary Cost Estimate	4	-	8	16	24	-	-		-	52	2,521	3,798	6,319	-	1,264	7,583
		-	-	-	-	-	-	-			-	-	-	-	-	-	-
		-	-	-	-	-	-	-			-	-	-	-	-	-	-
		-	-	-	-	-	-	-			-	-	-	-	-	-	-
Total: Tasks 1 through 6		133	34	104	136	324	78	80	56	34	979	51,876	78,146	130,023	1,750	26,005	157,777
GRAND TOTAL		133	34	104	136	324	78	80	56	34	979	\$51,876	\$78,146	\$130,023	\$1,750	\$26,005	\$157,777



Maura Healey, Governor
Kimberley Driscoll, Lieutenant Governor
Monica Tibbitts-Nutt, Secretary & CEO



December 12, 2024

Ms. Collette Gagnon
Pare Corporation
8 Blackstone Valley Place
Lincoln, RI, 02865

Subject: Prequalification Audit for period ending December 31, 2023

Dear Ms. Gagnon:

MassDOT Audit Operations has completed a review of DiSanto, Priest, & Co.'s Audit Report, as conducted in accordance with Government Auditing Standards, of Pare Corporation's Schedule of Direct Labor, Fringe Benefits, and General Overhead, for the subject period, as prepared on a basis of accounting practices prescribed in Part 31 of the Federal Acquisition Regulations.

The following rates have been approved for provisional billing purposes:

	<u>Company-Wide</u>
Federally Funded	150.01 %
State Funded	150.01 %
Facilities Capital Cost of Money	0.63 %

The rates contained within the CPA's audit report are subject to final post audit determination.

Acceptance of your indirect cost rate does not constitute establishment of a rate by a cognizant agency for the purposes of applying the rules and regulations published in Title 23, CFR 172.11. MassDOT retains the right to audit the above rates and to adjust the rates should a cognizant approval occur after this provisional approval. This provisional approval letter was prepared for and is intended for the use of MassDOT and its subrecipients. This letter will be provided to other governmental entities upon request, in accordance with 23 U.S.C. 112(b)(2)(E). The indirect cost rate is subject to final post audit determination.

Please refer to the Audit Operations on-line consultant prequalification audit guideline to obtain the list of required documents when submitting your fiscal year 2024 prequalification audit which is due by June 1, 2025.

In accordance with 23 CFR, Ch. 1, part 172.11(d) Massachusetts Department of Transportation as a subrecipient of federal-aid highway funds may share the audit information in complying with the State or subrecipient's acceptance of the overhead rate provided that the consultant is given notice of each use and transfer.

If you have any questions, please contact Katia Kettouche at katia.kettouche@dot.state.ma.us

Sincerely,

Jerald Trabucco,
External Audit Manager

Cc: Peter VanBuskirk, Highway Division A & E Board
Prequalification File

ATTACHMENT A -
TEAM PROJECT BUDGET BY TASK
Estimated Level of Effort

Task	Description	Principal	Managing Engineer	Senior Project Engineer	Project Engineer	Engineer II	Managing Enviro. Scientist	Senior Enviro. Scientist	Senior CADD	Admin	TOTAL HOURS	TOTAL LABOR DOLLARS (BARE)	TOTAL INDIRECT COSTS (OH)	TOTAL LABOR & INDIRECT DOLLARS	OTHER DIRECT COSTS	FIXED FEE (PROFIT)	TOTAL DOLLARS
		\$/hour	\$/hour	\$/hour	\$/hour	\$/hour	\$/hour	\$/hour	\$/hour	\$/hour							
		Field															
		Office	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			150.64%			20%	
			\$98.50	\$73.50	\$55.65	\$45.50	\$39.75	\$53.50	\$41.75	\$46.25	\$38.80		150.64%			20%	
1.0	Team Meetings	63	12	20	-	50	6	-	-	6	157	10,742	16,181	26,923	1,750	5,385	34,058
2.0	Feasibility and Alternatives Assessment	24	-	28	32	70	12	-	16	16	198	10,164	15,310	25,474	-	5,095	30,569
3.0	Permitting	18	4	8	8	20	48	80		12	198	10,045	15,131	25,176	-	5,035	30,212
4.0	Schematic Design	24	18	40	80	160	12	-	40	-	374	18,405	27,725	46,130	-	9,226	55,356
5.0	Preliminary Cost Estimate	4	-	8	16	24	-	-		-	52	2,521	3,798	6,319	-	1,264	7,583
		-	-	-	-	-	-	-			-	-	-	-	-	-	-
		-	-	-	-	-	-	-			-	-	-	-	-	-	-
		-	-	-	-	-	-	-			-	-	-	-	-	-	-
Total: Tasks 1 through 6		133	34	104	136	324	78	80	56	34	979	51,876	78,146	130,023	1,750	26,005	157,777
GRAND TOTAL		133	34	104	136	324	78	80	56	34	979	\$51,876	\$78,146	\$130,023	\$1,750	\$26,005	\$157,777

SCAPE LANDSCAPE ARCHITECTURE DPC

277 BROADWAY NINTH FLOOR NEW YORK NY 10007

T 212 462 2628 SCAPESTUDIO.COM

REVISED PROPOSAL FOR LANDSCAPE ARCHITECTURAL SERVICES

Francis Street Beach Landscape Pre-Design and Schematic Design

May 10, 2024 - Revised May 15, 2025

Leah Hill, Coastal Resilience Coordinator, Town of Nantucket

Rachael Freeman, Executive Director, Nantucket Islands Land Bank

REVISIONS TO SCOPE OF SERVICES

SCAPE is pleased to submit the following revisions to our scope of services for the *Francis Street Beach Landscape Pre-Design and Schematic Design* project, originally provided to the Town and the Land Bank in a document dated May 10, 2024. Since the project start in June 2024, the Town and Land Bank (mutually referred to as “the client”) have developed a refined understanding of the needs for the project site, which are reflected in these scope revisions. The client has also identified the need to hire a new waterfront structural engineer, which has impacted the project timeline and will require a “pause period” and additional coordination by the SCAPE team. Additionally, the client has requested coastal modeling, which is reflected in a new “Task 6.”

The project study area remains the same as identified in the May 10, 2024 scope of services.

Scope additions or modifications are noted in red while scope reductions are noted with a ~~strikethrough~~.

SUMMARY OF PROJECT PHASES AND SCHEDULE

SCAPE understands the need for the incorporation of an approximately 6-8 week pause during the early schematic design phase, during which the client will hire and onboard a new waterfront structural engineer.

Revised project timeline:

- **Task 1** – Pre-Design – 10 weeks
- **Task 2** – Schematic Design – 18 weeks, plus a 6-8 week “pencils down” period for the SCAPE team while the waterfront structural engineer is selected and onboarded
- **Task 3** - Benefit-Cost Analysis – 5 Weeks
- **Task 4** - Operation and Maintenance Requirements and Estimates – 3 Weeks
- **Task 5** – Community Engagement – 26 Weeks

Additional time outside the phases described above for Client or agency review, additional public engagement, or other tasks/factors is not currently included in this scope and may be considered grounds for additional services.

PROJECT TEAM

We understand that the **project team** will consist of the **SCAPE Team** and the **Client Team**.

Project Team:

1. SCAPE Team:
 - a. SCAPE (Prime)
 - b. SCAPE’s sub-consultants
2. Client Team
 - a. Nantucket Islands Land Bank and the Town of Nantucket (Client)
 - b. Nantucket Islands Land Bank and the Town of Nantucket’s sub-consultants

SERVICES PROVIDED BY SCAPE AND OUR SUB-CONSULTANTS:

SCAPE is the Prime consultant and will be responsible for the overall project design / spatial planning and landscape architectural design including

hardscape, planting, and site amenities. We will rely on our sub-consultants, contracted directly to us, for the following services:

- **Hazen and Sawyer (Hazen)**
 - Site civil engineering, including grading and drainage, but excluding geotechnical and foundation design.
 - Cost estimating, inclusive of all site work except structures and foundations. H&S will compile and prepare a combined engineer's opinion of probable cost.
 - ~~○ Mechanical, Electrical, and Plumbing (MEP), for site lighting.~~
 - Stormwater outfalls
 - Stormwater modeling
- **Woods Hole Group (WHG)**
 - Resilient design, including setting high tide and coastal storm (surge and waves) targets for design.
 - Review of stormwater and drainage design.
 - Coastal modeling, including coastal erosion performance modeling and performance modeling
- **Industrial Economics (IEc)**
 - Benefit-Cost Analysis

We have solicited proposals from these sub-consultants and have included the scope and fees for their support in this proposal.

SERVICES PROVIDED BY THE CLIENT OR THEIR SUB-CONSULTANTS:

We understand that the following services will be procured directly through the Client, but that the contracted consultant(s) will work in coordination with the SCAPE Team to deliver support services to the design:

- Site investigations and survey.
- Wetland delineation.
- Any subsurface investigations (e.g. geotechnical borings) or assessment of existing structures required to support structural design.
- Coastal/ Waterfront Engineering.

- Marine structural engineering.
- Structural engineering of all boardwalks and elevated structures.
- Engineering or design of flood protection measures.
- Geotechnical engineering and foundation design for all structures.
- Cost estimating for scopes provided by the Client or their sub-consultants.
- ADA compliance review.
- Environmental scopes (engineering, review, and permitting).
- Permitting/permit review.

INFORMATION REQUIRED

SCAPE understands that the Client will provide the following information prior to the commencement of Phase 2: Schematic Design:

- A comprehensive site survey that contains metes and bounds, contoured topography that includes critical tidal datums, existing easements and setbacks, spot elevations, wetland delineation and any related regulatory setbacks or zones, utilities, roadways, curbs, vegetation (trees), and other existing site features (buildings). This survey will be provided in PDF and CAD format and must be stamped.
- Investigation of existing utilities including stormwater outfalls.
- Geotechnical investigations (borings) to inform the structural design.
- Test Pits/ shallow surface soil grabs to inform stormwater design.

PROJECT DOCUMENTATION

The SCAPE Team will prepare appropriate documents for all phases of work of the project as defined in the detailed scope of work. All submissions will be issued electronically in digital PDF format unless otherwise noted. All project technical drawings will be developed in AutoCAD. During Phase 2: Schematic Design, SCAPE will set the project drawing and specification standards,

including drawing formats, title block, and specification format to be used through the completion of later phases of work.

REVISED SCOPE OF SERVICES

TASK 1 – PRE-DESIGN (10 WEEKS)

The Pre-Design phase will include site analysis refinement, pre-permitting coordination, and a Basis of Design memo.

Subtask 1.1. Site Analysis Refinement and Basis of Design Memo. The SCAPE Team will conduct a site visit with the Client team to review and discuss the previously developed Concept design alongside existing site features. We will review all findings from site investigations by the Client Team occurring during this phase of work. We will develop a draft Basis of Design memo, summarizing the design goals and key assumptions, site constraints, design criteria, and any codes or standards that the design will adhere to. The memo will include revised site analysis maps and diagrams with any new findings from Phase 1 to inform the team's Schematic Design efforts.

Subtask 1.2. Pre-Permitting Agency Coordination. The SCAPE team will support the Client in up to seven (7) pre-application discussions of the project with regulators, which may include but are not limited to:

- Conservation Commission (ConCom)
- Massachusetts Department of Environmental Protection (MA DEP)
- US Army Corps of Engineers (USACE)
- Massachusetts Environmental Policy Act (MEPA)
- Chapter 91
- Nantucket Historic District Commission (HDC)
- National Marine Fisheries Service (NMFS)

Subtask 1.3. Stormwater and Coastal Erosion Performance Modeling. Woods Hole Group will determine the need for modeling during the Pre-Design phase. Based on the extent, if any, of modeling required, we will prepare an additional service request to develop this scope of work during Schematic Design.

Subtask 1.4. Stormwater Pre-Design. Hazen and Sawyer will conduct up to one (1) day of test pits observation to evaluate subsurface soil and groundwater conditions to be used for the stormwater design (backhoe and

operator by others). We will review groundwater and tidal conditions with Woods Hole Group to inform stormwater design.

Hazen will also perform preliminary drainage calculations during the stormwater pre-design phase, including:

- Perform drainage area delineation
- Calculate rainfall runoff volumes for various rain events
- Develop and evaluate subsurface storage alternatives
- Evaluate green infrastructure/rain garden alternatives
- Perform hydraulic calculations to determine capacities of existing outfalls, and capacity impacts due to outfall abandonment and consolidation

~~Subtask 1.5. Updated Order of Magnitude Costing. Hazen and Sawyer will update the Order of Magnitude Cost Opinion for the Francis Street Beach Pilot Project based on the current project understanding. A prior version was prepared by Fuss & O'Neill, dated December 9, 2022. Hazen will include a cost range commensurate with the level of detail in the design. They will also document an assumed annual escalation rate to allow the Town to project future estimated costs (with a shared understanding of the uncertainty associated with such projections).~~

Subtask 1.6. Monthly Project Meetings. SCAPE will facilitate monthly project meetings with the Client to align project goals and funding strategy.

Throughout this phase, SCAPE will work with the Client to understand preliminary permitting milestones, durations, and fees. During this time, SCAPE will also work with the Client team to develop a preliminary project schedule that is inclusive of permitting needs and the construction observation phase.

Deliverables:

- Draft Basis of Design Memo:
 - Approximately 15 pages (8.5" x 11")
 - Design goals and key assumptions
 - Site constraints and design criteria
 - Codes or standards that the design will adhere to
 - Summary of stormwater calculations and alternatives described in subtask 1.4.

- Up to five (5) revised site analysis maps and diagrams
- Preliminary Project Schedule (inclusive of permitting & construction)
- Presentation material, agendas, notes, and action items for meetings.
- One (1) update to the existing Order of Magnitude Cost Opinion

Meetings:

- One (1) Site Visit
- Bi-weekly Client team coordination meetings; alternating between monthly Washington Street working group meetings and project management/coordination meetings with key client team staff.
- Up to seven (7) pre-application meetings with regulators

Travel Summary:

- One (1) 2-night trip including two (2) SCAPE team members; one (1) Hazen team member

TASK 2 - SCHEMATIC DESIGN (SD) / 30% DESIGN – *(18 WEEKS, PLUS A 6-8 WEEK “PENCILS DOWN” PERIOD)*

SCAPE previously worked with the Nantucket Islands Land Bank to develop a Concept Design direction that has been accepted. SCAPE proposes that during the Schematic Design phase, the design be verified and developed alongside findings and recommendations from the Task 1 – Pre-Design phase.

Sub-task 2.1. Sketch Design Alternatives. SCAPE will build upon the previously accepted Concept Design to produce up to two (2) sketch design alternatives for Francis Street Beach that are grounded in the existing conditions and variables of the site. These alternatives may reflect distinct approaches to character, form, and/or program and use. SCAPE will subsequently work iteratively using 3D model tools, hand sketches, and diagrams to convey these two options for the site. The Client, with input from the community process (if desired) outlined in Add Alternate A, will select the preferred option to be developed in Sub-task 2.2.

Sub-task 2.1a. Coastal Engineer onboarding and coordination. SCAPE will meet with the client’s new coastal engineering consultant team to share

project information, public engagement/stakeholder takeaways, and design progress to date, to inform their feasibility study task.

Sub-task 2.1b. Concept Design refinement. Once the feasibility study is complete, SCAPE will develop a revised conceptual design sketch incorporating community feedback, direction the Washington Street Collaborative Work Group on the preferred design direction, as well as the coastal engineering basis of design provided by the client's coastal engineer.

Subtask 2.1c. Stormwater Modeling. Hazen will develop an integrated 1D-2D model of the project area to evaluate potential flooding under several scenarios. The objective of the stormwater modeling effort will be to characterize the potential flood reduction benefits of stormwater improvements within the project area. These results will help provide the client with information it can use to determine which stormwater improvements could be included in the final project by quantifying the extent and depth of flooding under the scenarios outlined below. Each scenario will be simulated with up to two rain events and one coastal boundary conditions (sea level conditions).

- Scenario 1: "Do nothing"
- Scenario 2: Present day conditions + outfall consolidation + backflow prevention
- Scenario 3: Scenario 2 + raingardens / parking bioswales
- Scenario 4: Scenario 3 + diversion of rainfall runoff from Francis Street

Sub-task 2.2. Schematic Design Documents. The SCAPE team will further develop the preferred option identified in Sub-task 2.1, advancing the spatial relationships, programming, site systems, resiliency and water strategies, and material studies. This design will incorporate the findings and recommendations resulting from the site investigation and assumptions identified in the draft Basis of Design Memo. The design will be explored through spatial relationships through measured drawings (plans, sections, and elevations), site systems strategies, resiliency strategies, material studies, lighting concepts, sketch perspectives, and potentially model studies (physical and/or digital) as necessary in the Schematic Design phase. We will coordinate with the Client team on the design of all structures and flood protection mechanisms, such as raised berm with structural core, however, the SCAPE team will not be responsible for producing drawings or designs related to the

engineering of any structures or flood protection mechanisms. If necessary, we can include drawings that are provided to us by the Client's consultants for the Schematic Design set. At the end of this phase, there will be an SD-level landscape design and associated documentation that communicates design intent and establishes critical parameters such as site organization.

Sub-task 2.3. Revised Estimate of Probable Cost. Hazen and Sawyer will prepare an estimate of probable cost for the 100% SD package. The costing of structural elements will be provided by others and incorporated into the cost estimate. The ~~updated~~ cost estimate will include a cost range commensurate with the level of detail. Hazen and Sawyer will also estimate the annual rate of cost escalation and document this rate in the cost estimate provided.

Sub-task 2.4. State and Federal Funding Sources Memo. SCAPE, with input from WHG and Hazen, will prepare a memo identifying potential state and federal funding sources and opportunities for the project. This memo will identify the key criteria and requirements for each grant or funding source and will recommend the most promising sources to fund the next phases of the Washington Street / Francis Street Beach project.

Sub-task 2.5. Revised Basis of Design Memo. SCAPE will revise the Basis of Design Memo with any additional findings from the Schematic Design Phase.

Deliverables:

- Revised Basis of Design Memo
- Precedent imagery
- Preliminary landscape materials, planting, and ~~lighting concepts~~ in the form of images.
- One (1) revised conceptual design sketch incorporating the Working Group's preferred direction and new engineering basis of design direction provided by the client's waterfront structural engineer.
- One (1) memo summarizing stormwater model development and results
- One (1) illustrative site plan
- New or revised illustrative sections, diagrams, or elevations to communicate intent

- Up to one (1) new and two (2) revised perspective images, intended to convey design character, potential viewshed impacts, and the contrast between the proposed project and the “do-nothing” scenario.
- Hand, CAD, or PDF sketches to coordinate technical requirements with other consultants as needed
- Presentation material, agendas, notes, and action items for meetings listed below.

Technical Documentation Deliverables:

- One (1) Schematic Design drawing set (inclusive of schematic landscape, materials, grading, and planting plans)
- One (1) set of narrative specifications.
- 100% Schematic Design Opinion of Probable cost
- Issuances: We will issue one (1) drawing and specification set with a corresponding cost estimate at the completion of the phase.

Meetings:

- Schematic Design Kick-Off Meeting
- Bi-weekly Client team coordination meetings (up to 9)
- Up to four (4) design presentations to the Washington Street Collaborative Work Group
- Up to two (2) meetings with the client’s coastal engineering team to onboard them to the project and share design rationale and feedback to date.

Travel Summary:

- No travel assumed in this phase of work

At the conclusion of this phase, the Landscape Architect shall be notified in writing by the Client that the design direction is accepted. If there is a Client review period after the Schematic Design Phase, SCAPE assumes we will be pencils-down during that time.

SCAPE recommends that the Client confirms landscape budget targets at the end of the Schematic Design Phase.

It is understood that during Task 2: Schematic Design we will work with the Land Bank and Town to develop the scope and fee for future phases of design and construction administration services.

TASK 3: BENEFIT-COST ANALYSIS

Sub-Task 3.1: BCA – Coastal Engineering Advisory. WHG will conduct an internal review of previous coastal modeling and will provide their best professional judgment to inform the BCA development by IEC in Sub Tasks A3 and A4.

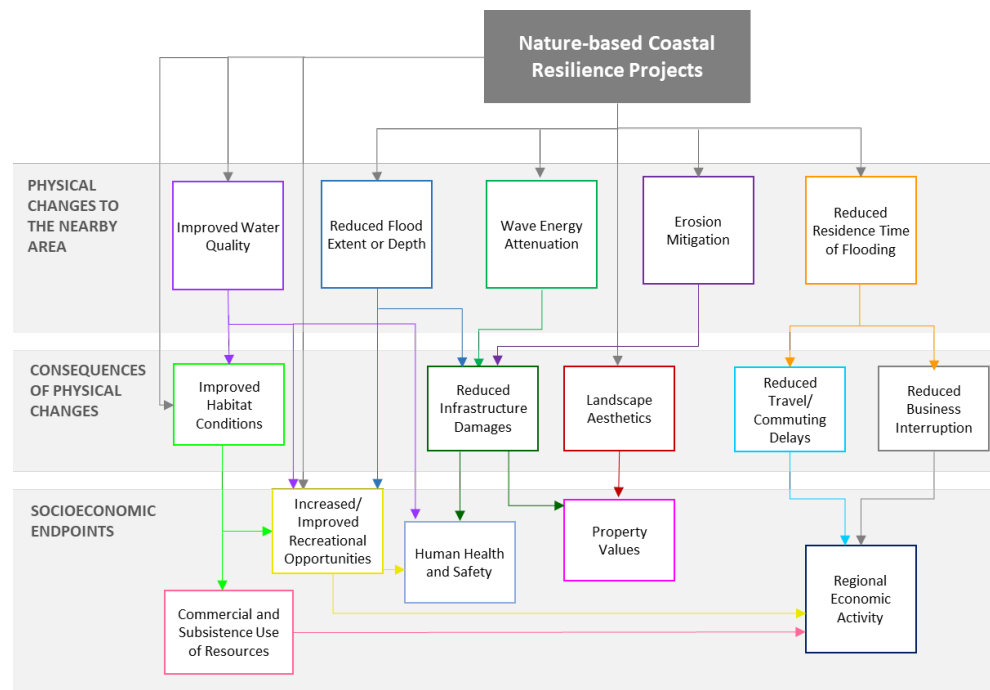
Sub-Task 3.2: BCA - Coastal Modeling. If deemed necessary by the client and project team, WHG will re-run performance modeling for the pilot project alone to inform the BCA development by IEC in Sub Tasks A3 and A4.

Sub-Task 3.3: FEMA BCA Tool and traffic assessment. IEC proposes to complete the task in two components. In Sub-Task A3, IEC will complete and deliver a documented application of the FEMA Benefit-Cost Calculator (Version 6.0.0) for the project. To parameterize the FEMA tool, IEC will work closely with SCAPE, WHG, and the Client to ensure clear understanding of the scope and expected impact of the pilot phase of the Washington Street project, including the full proposed costs (construction and annual operating costs, as well as useful life estimates) for the pilot project. IEC will also access relevant data on assessed structure and land value and other relevant context to support the inputs used in the FEMA tool. The application will make full use of [FEMA's 2022 guidance on ecosystem service values for nature-based solutions](#), as enabled through the standard assumptions and largely acreage-based ecosystem service values embedded in their BCA tool. In addition, IEC will develop a first estimate of the anticipated impacts of the project on reduced traffic disruption, using local road traffic data and hazard mitigation benefits consistent with the WHG flood risk modeling and [IEC's recent paper on sunny-day flooding impacts on traffic](#). The paper includes a method for estimating sunny-day/high tide flooding traffic disruption by road segment, and for monetizing the disruption to passenger and freight/commercial traffic for use in a BCA framework. The main deliverable from Phase 1 will be a completed FEMA Benefit-Cost

Calculator application (in Excel format), and a short accompanying memorandum outlining the input assumptions, data sources, and findings.

Sub-Task 3.4: Expanded Qualitative Benefits Assessment. In Sub-Task A4, IEc will see to expand the characterization of the benefits of the pilot project for economic benefit streams not reflected in the FEMA BCA toolkit, including potentially unquantifiable components. For example, IEc's standard due diligence also includes a review of the official MA inventory of cultural resources ([the MACRIS database](#)), and official Commonwealth designations of [EJ populations](#), which is further enriched by IEc's familiarity with these designations and key interested stakeholder groups through the agency and public stakeholder consultations for the 2022 Climate Assessment and the current ResilientCoasts Plan. IEc will also examine recreation benefits, based in part on data and benefit estimation methods established in [Ms. Sheahan's recent work on climate change and recreation patterns](#). Finally, IEc will consider available qualitative information on pathways of regional economic impacts of the project (which might include discussion of the possibility of a higher-than-standard traffic disruption valuation consistent with the criticality of Washington Street for commercial and ferry traffic), as well as other possible pathways of benefits consistent with Figure 1 below. This task will not include any new regional economic modeling (that is, it will not be possible to estimate regional economic impacts using tools such as IMPLAN), but more quantitative estimation of broader benefits could be considered in future work if additional resources are available.

Figure 1. Conceptual Diagram of Benefits Flows for Nature-based Coastal Resilience Investments



Deliverables:

- Documented application of the FEMA Benefit-Cost Calculator for the project
- Documentation of the benefits of the pilot project for economic benefit streams not reflected in the FEMA BCA Toolkit

Meetings:

- One (1) Client meeting to present the BCA findings

Travel Summary:

- No travel during this Task

TASK 4: OPERATIONS AND MAINTENANCE REQUIREMENTS AND ESTIMATES

Hazen, SCAPE, and WHG will meet (virtually, assuming a 1-hour workshop) with the Nantucket Islands Land Bank and Town of Nantucket maintenance staff to discuss required maintenance activities and identify staff rates and town

equipment or maintenance contractors that would be used. **With input from the team, SCAPE will then prepare** a technical memorandum and estimate documenting the expected frequency and cost of operation and maintenance (O&M) activities associated with the proposed project.

Deliverables:

- One (1) technical memorandum and estimate documenting the frequency and cost of operation and maintenance (O&M) activities associated with the proposed project.

Meetings:

- One (1) virtual meeting with the Nantucket Islands Land Bank and Town of Nantucket maintenance staff

Travel Summary:

- No travel in this Task

TASK 5: COMMUNITY ENGAGEMENT

Sub-Task 5.1. Stakeholder Engagement Planning Session. We will facilitate one meeting with the Client and the consultant team to support the development of a stakeholder engagement strategy. This session will outline the intention of outreach and the key questions/ prompts for community input into the process. At this time, we will confirm the schedule and key touchpoints for the engagement process.

Sub-Task C2. Two Stakeholder Focus Groups. SCAPE will facilitate two (2) stakeholder group discussions, with groups to be determined by the client. We assume these meetings will be virtual or will occur at the same time as project travel for another task.

Sub-Task C3. Community Workshops. SCAPE will facilitate two community workshops to solicit feedback on community priorities and preferences for incorporation into Schematic Design. SCAPE will develop materials so that the information is accessible and engaging to a diverse public. We will work with the Client team to ensure that these workshops are publicized to local environmental justice constituencies. Spoken or written translations will be by others.

Sub-Task C4. Meeting in a Box. At the conclusion of the project, SCAPE will provide a presentation and digital files for materials to be used by the client in subsequent engagement sessions, led by others.

Deliverables:

- Presentation materials for stakeholder meetings
- Presentation materials and/or up to 10 printed presentation boards for use at the community workshops.
- Packaged presentation and digital files at the project conclusion

Meetings:

- One stakeholder engagement planning session with the client group
- Two stakeholder focus group meetings (virtual or concurrent with other project travel)
- Two community meetings (one in-person, one virtual)

Travel Summary:

- One (1) 2-night trip including two (2) SCAPE team members and one (1) Hazen team member.

TASK 6: COASTAL MODELING

Woods Hole Group will conduct coastal modeling to assess and inform the Francis Street Beach design. Modeling will include:

- **Redirected flow modeling and independent effectiveness** to assess Francis St Pilot performance (flanking) and redirected flow looking at

different spatial configurations (ie. swoop vs angular) and tie-ins/tapers at ends. Assess independent effectiveness of the project to inform the BCA.

- **Erosion Performance Modeling** to study coastal erosion, assess the need for solid core in the dune (as an input to the coastal engineering feasibility assessment by others), and inform O&M costs and maintenance needs.

Deliverables:

- Coastal modeling memo conveying findings.

Meetings:

- One (1) meeting with staff and the waterfront structural engineering team.

Travel Summary:

- No travel in this phase.

FEEES FOR PROFESSIONAL SERVICES

Previous Fees

TASK	Duration	SCAPE	Hazen	WHG	leC	Subtotals
Task 1 Pre-Design	10 wks	\$14,980	\$71,033	\$20,189	\$0	\$106,202 T/M + NTE
Task 2 Schematic Design	16 wks	\$124,972	\$104,375	\$13,435	\$0	\$242,782 Fixed Fee
Task 3 Benefit-Cost Analysis	5 wks	\$991	\$0	\$11,907	\$13,325	\$26,223 Fixed Fee
Task 4 O&M Req's and Estimates	3 wks	\$1,148	\$10,300	\$2,016	\$0	\$13,464 Fixed Fee
Task 5 Community Engagement	26 wks	\$33,310	\$3,210	\$4,809	\$0	\$41,329 Fixed Fee
TOTALS		\$175,401	\$188,918	\$52,356	\$13,325	\$430,000

New Fees

TASK	Duration	SCAPE	Hazen	WHG	leC	Subtotals
Task 1 Pre-Design	10 wks	\$14,980	\$71,033	\$20,189	\$0	\$106,202 T/M + NTE
Task 2 Schematic Design	18 wks	\$133,182	\$104,375	\$13,435	\$0	\$250,992 Fixed Fee
Task 3 Benefit-Cost Analysis	5 wks	\$991	\$0	\$11,907	\$13,325	\$26,223 Fixed Fee
Task 4 O&M Req's and Estimates	3 wks	\$5,148	\$6,300	\$2,016	\$0	\$13,464 Fixed Fee
Task 5 Community Engagement	26 wks	\$33,310	\$0	\$4,809	\$0	\$38,119 Fixed Fee
Task 6 Coastal Modeling	6 wks			\$9,051		\$9,051 Fixed Fee
SUB TOTALS		\$187,611	\$181,708	\$61,407	\$13,325	\$444,051
Reimbursable Expenses		\$12,000	\$2,363	\$0	\$0	
TOTALS		\$199,611	\$184,071	\$61,407	\$13,325	\$458,414

Subconsultant fees are inclusive of SCAPE's 5% markup for management and coordination of their services.

This Proposal is Valid for 30 days from the date of issue by SCAPE / Landscape Architecture DPC. The proposal terms and fees are for a continuous project schedule. Should the project go on hold or stop for a period of time other than mentioned above, a mobilization fee will be requested from the Client team.

PAYMENT TERMS:

Fixed Fee: Fixed fee phases shall be invoiced monthly based on the percentage of work completed within the billing period.

Time and Materials (T/M) with Not to Exceed (NTE): Time and Materials (T/M) phases shall be invoiced monthly according to current SCAPE scheduled rates effective on the date of this proposal. Please see the hourly rates table below. Not to Exceed (NTE) amounts will not be increased without the Client's written approval.

Reimbursable Expenses (estimate): Project expenses may include in-house printing costs for presentation materials and model supplies and travel costs for site and potential nursery visits. SCAPE shall not be responsible for multiple printing & distribution of multiple sets of presentation materials and reports. All large-scale printing such as drawing sets shall be done by others. Additional renderings and physical models shall incur additional fees. SCAPE will add a 10% mark-up on all reimbursable project expenses.

Remobilization Fee: If the project goes on hold for an extended period (greater than 2-months), SCAPE reserves the right to submit a revised fee to reflect costs associated with the remobilization of the project team.

HOURLY BILLING RATES

Services outlined under the Scope of Services are calculated using our hourly billing rates. Current rates are as follows:

Principal	\$314/Hour
Team Leader	\$182/Hour
Senior Project Manager	\$157/Hour
Senior Designer	\$115/Hour

Rates are valid for the current calendar year and may be increased subsequently without written notice. Additional Services shall be computed with the hourly billing rate at the time of the additional service.

SCOPE ASSUMPTIONS:

1. We expect that SCAPE will be given full and proper credit for landscape architecture and site design.
2. We assume our services will extend through the construction observation & installation phase should the project advance into the next phases of documentation.
3. SCAPE assumes our work will be developed in parallel with all other consultants' design efforts and we will be working under a coordinated design effort to ensure a smooth design process. To this end, we assume that scopes and schedules will be coordinated and aligned with consultants contracted directly to the client prior to the commencement of schematic design.
4. SCAPE's services under this agreement will be within the landscape limit of work boundaries identified on the drawings.
5. SCAPE will contract for services with the Client. We will rely on the Client for management and administration of our services; coordination of design review and approvals; definition of the project schedule; administration of the planning entitlement, plan check, permitting, bid, and construction processes; and establishment of procedures for the general coordination of various disciplines within the team. SCAPE will be responsible for coordinating its own work within the consultant team. We will electronically transmit all submittals to the Client who will be responsible for printing and distribution of all submittals.
6. SCAPE will provide the Client with the Schematic Design drawing set for submittals related to permitting/entitlement. Should the permitting requirements exceed our expectations of the Schematic Design deliverables, additional services may be required.
7. SCAPE will only be responsible for compiling and coordinating drawings submission for consultants contracted directly to us.
8. SCAPE assumes that there will be one (1) package for all landscape work for each submittal.

9. All files will be developed in AutoDesk AutoCAD, Microsoft Suite, and Adobe Suite, as appropriate. Deliverables will be submitted to the client in PDF format.
10. SCAPE assumes advancement to the next phase of work means the design submitted at the conclusion of the previous phase has been accepted by the Client.
11. The above tasks, phases, and schedule are assumed to be continuous. Breaks or work pauses longer than 2 months between phases may require a remobilization fee. Work, including project management and coordination, between phases, if required will be billed on a time and materials basis.
12. Extension of the project schedule—overall or within each phase-- beyond the durations described above due to factors beyond the design team's control will be considered for additional services.
13. Budget targets are a critical consideration when programming, designing, and detailing a site. SCAPE can work toward budget targets if they are provided to us, however SCAPE has no control over (a) the cost of labor, material, or equipment; (b) the means, methods, and procedures of the contractor's work; or (c) competitive bidding.
14. Hazen and Sawyer has no control over the cost of labor, materials, equipment or services furnished by others, or over Contractor's methods of determining prices, its means, methods and sequencing, or over competitive bidding or market conditions, Consultant's opinions of probable total project costs and construction cost, if any, are made based solely upon the Consultant's experience and qualifications, and represent Consultant's best judgment as an experienced and qualified professional familiar with the construction industry. Consultant cannot, and does not, guarantee or warrant that proposals, bids or actual total project or construction costs will not vary from opinions of probable cost prepared by Hazen and Sawyer. If prior to the bidding or negotiating phase the Client wishes greater assurance as to total project or construction costs, Client shall employ an independent cost estimator.

15. Significant design changes as referenced in the scope above would include any changes that require additional time or person-power to accommodate. This may include, but is not limited to: changes to buildings, curbs, roadways, or driveways; addition, removal, or rebalancing of landscape programs; changes to design geometries, materials, or general design aesthetic; late-phase or delayed input from stakeholders, agencies, community processes, or design assist partners; or absence/delay in budget expectations or any change the landscape budget of more than 10%.
16. We reserve the right to re-evaluate our base CO monthly rate based on added scope areas, increased design complexity, and/or schedule realities that were unknown at the time of this proposal.
17. SCAPE assumes the Client's contracted engineer(s) will have scope to support the landscape work as needed including, but not limited to:
Structural Engineering:
 - a. Review and redline all site elements (including bollards or vehicular barriers) detailed by SCAPE for structural aspects (footings, foundations, reinforcement) for incorporation by SCAPE into such detail drawings.
 - b. Review all structures and walls over three (3) feet such as pergolas or trellises, docks, boardwalks, viewing platforms, and retaining walls, etc. Final structural drawings to be stamped by a licensed Professional Engineer.
 - c. Verify the live load and provide design criteria for loading on structure, if applicable.
 - d. Design and coordinate any connections to the structural slab for landscapes on structure, if applicable.
 - e. Analysis and engineering of on-structure fill systems above the structural slab to the underside of paving and planting sections developed by SCAPE and subsurface planter walls to separate on-structure planter soils from hardscape or paving systems, if applicable.

Marine/Coastal/Waterfront Engineering:

- a. Coordinate, design, and document bulkheads and other waterfront infrastructure.
- 18. SCAPE assumes the following services will be provided by others:
 - a. Temporary conditions
 - b. Architectural Foundation drainage.
 - c. Waterproofing.
 - d. Graphic design, wayfinding signage, and regulatory signage.
 - e. Mechanized gate operating systems, site security and vehicle control systems.
 - f. Discovery, work, precautions, and remediation related to hazardous environmental conditions or poor soils.
 - g. Artwork and related installation and support design services.
 - h. Accessibility consultation and review.
 - i. Code compliance and review.
 - j. All engineering services to support SCAPE's work, including geotechnical, coastal, marine, structural, etc.
 - k. Any environmental review and permitting related to engineering and environmental scopes outside of what is explicitly included in this scope.
- 19. SCAPE assumes we will have all the necessary information required to complete our documentation in a timely manner. Delays or schedule extensions due to delays in submissions from consultants not contracted directly to SCAPE, client review, agency review, or other factors outside of SCAPE's control will be grounds for additional services.
- 20. SCAPE assumes all feedback will be consolidated and communicated by the Client in a timely and efficient manner.
- 21. SCAPE excludes the following public engagement services and expenses from our scope of work:
 - a. Public engagement expenses, including costs for venue rental, printing/ mounting of materials, food or beverage, and other costs associated with hosting public events
 - b. Translation of written materials or live translation at events

- c. Stipends or compensation for community members participating in the engagement process

EXCLUSIONS:

1. SCAPE does not offer the following services:
 - a. LEED (or other sustainability program) administration. We will provide landscape exhibits or area take-offs to others for computation relative to sustainability metrics.
 - b. Land Use or Zoning attorney services.
 - c. Labor and materials for design mock-ups.
 - d. BIM Models work in Revit
2. The following items are not included in this scope of services and may be presented to the client for consideration as an additional service if required by the project:
 - a. Extension of the project schedule beyond the parameters mentioned above.
 - b. Additional meetings, site visits, or travel beyond the parameters listed above.
 - c. Renderings by an outside or professional rendering company.
 - d. Additional in-house renderings will be charged as \$5,000 per presentation rendering. Rates are valid for the current calendar year and may be increased subsequently without written notice.
 - e. Technical mock-up drawings beyond those included in the base drawing set.
 - f. Re-formatting, re-scaling, or tailoring drawings for any submission, including permitting or agency sets.
 - g. Phasing
 - h. Separating the landscape package into more than one (1) drawing or specification package
 - i. Efforts relating to or resulting from value engineering (VE) after the 100% CD submission.
 - j. Review processes by Agencies or other entities not identified in the scope above.

~~k. Public Engagement~~

- l. Maintenance Manuals and Maintenance Plans.
- m. Presentation models.
- n. Off-site improvements or remediation.
- o. Review of requests for substitutions after execution of the contract for construction.
- p. Record drawings or as-builts.
- q. Large tree relocation and/or advance plant procurement procedures.
- r. Preparation of change orders during construction reflecting changes to design or budget not attributable to SCAPE's errors or omissions.

SIGNATURE PAGE

SCAPE requires a signed proposal, a Notice-to-Proceed and initial payment deposit to start work. Upon acceptance of this proposal, SCAPE will prepare a standard agreement for acceptance, which the parties shall review and may revise.

Landscape Architect

SCAPE / LANDSCAPE ARCHITECTURE DPC



By: Alexis Landes
Title: Managing Principal
Date: 5/15/2025

Client

Nantucket Islands Land Bank

By: _____
Title: _____
Date: _____

Town of Nantucket

By: _____
Title: _____
Date: _____