

Forty 1° North

802 Partners, LLC

Newport, Rhode Island

Services Rendered

- Comprehensive Site Inspections
- Coastal Permitting
- Synoptic Economic Pro Forma Analysis
- Site Exposure Assessment
- Geotechnical Investigation Coordination
- Bulkhead Planning and Design
- Marina Planning and Design
- Bidding Support
- Construction Contract Administration



Project Summary

For decades, the marina at what is now Forty 1° North, was an iconic landmark during Newport's years of hosting the America's Cup yacht races. Upon taking ownership of the property, 802 Partners, LLC saw the potential for transforming a tired facility into the premier yachting destination of the region. ATM was added to the Forty 1° North team to serve as lead marina consultant and facilitate this vision.

ATM initially identified areas of structural concern, formalized a permitting game plan, and worked with the client to design a steel sheetpile bulkhead that integrated the upland areas of the property with the adjacent floating dockage.

Furthermore, a basic market snapshot was utilized in identifying potential marina clientele—an integral component in designing a marina facility that most suitably meets the needs of the Client.

Through ATM's support and guidance, Forty 1° North chose a dock system designed to provide high aesthetic value and handle yachts up to 200 ft. The docks were equipped with various high-end marina options such as Ipe decking, coated steel anchor piles, and enhanced in-slip utilities.

Construction documents, including plans and performance specifications, were developed by ATM staff. The documents were based on ATM's Site Exposure Assessment Report and a subcontracted geotechnical investigation. These documents were utilized during the bidding of the project to a dock manufacturer and marine contractor. ATM was continually on site to offer the highest standard of construction support, meeting several issues head-on to ensure the project was completed within a very abridged schedule.

With the professional support of ATM, the Client's goal of providing an unparalleled marina experience was achieved in less than 10 months. The marina opened on schedule and finished the first season with great success.

