




PEASE

INTERNATIONAL

555 Market Street, Suite 1 Portsmouth, NH 03801

PORTS AND HARBORS

TO: Pease Development Authority ("PDA"), Board of Directors

FROM: 
Myles Greenway, Interim Director of Ports and Harbors

DATE: June 5, 2024

SUBJECT: Rye Harbor Marine Facility, Retail Platform, Appledore Marine Engineering Services Proposal

Following the NH Fiscal Committee and NH Governor and Council's recent approval of the \$1,000,000 ARPA award for retail improvements at the Rye Harbor Marine Facility, the Division of Ports and Harbors (the "Division") requested and received a proposal from its on-call marine engineers, Appledore Marine Engineering, LLC ("AME") for Engineering Services related to construction of a Retail Platform at the Facility (the "Proposal"). The Proposal is attached and includes the following Scope of Work:

Scope	Fee
Project Management, Meetings and QC Services	\$ 63,392
Site Investigations, Surveys and Program Analysis	\$ 40,270
Design Services and Preparation of Contract Documents	\$ 74,118
Permitting Services	\$ 35,384
Construction Period Services	\$ 30,096
Total Architectural and Engineering Services	\$243,260

ARPA funded projects are on a tight schedule for getting projects "under contract" and funds "expended". Acceptance of the Proposal will help ensure that this time sensitive project will move forward and put the project "out to bid" for construction services as soon as possible.

As such, if the Board is interested in moving this project forward, the Division respectfully requests authorization from the PDA Board of Directors to accept AME's Proposal and to provide AME with notification to proceed with Engineering Services for the Retail Platform in an amount not to exceed \$243,260, as outlined in the Proposal.

ESTIMATE OF PROBABLE COST



OAK POINT
ASSOCIATES

architecture
engineering
planning

PROJECT TITLE
Deck and Dock House

PROJECT LOCATION
Rye Harbor
Rye, New Hampshire

CLIENT NAME
PDA

CLIENT PROJECT NUMBER

DATE
18 July 2024

OPA PROJECT NUMBER
22404.11

STATUS OF DESIGN
Schematic

ESTIMATE VALID TO
Winter 2025

ITEM DESCRIPTION	PERCENTAGE	MATERIALS	LABOR	ESTIMATED AMOUNT
BASE BID - PROJECT COST SUMMARY				
DIVISION 01 - GENERAL REQUIREMENTS (see mark-up below)		\$0	\$0	\$0
DIVISION 03 - CONCRETE		\$1,560	\$2,640	\$4,200
DIVISION 05 - METALS		\$7,500	\$2,500	\$10,000
DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES		\$239,035	\$167,060	\$406,095
DIVISION 07 - THERMAL AND MOISTURE PROTECTION		\$12,500	\$9,068	\$21,568
DIVISION 08 - OPENINGS		\$41,600	\$11,600	\$53,200
DIVISION 31 - EARTHWORK		\$3,000	\$5,775	\$8,775
DIVISION 32 - EXTERIOR IMPROVEMENTS		\$685	\$680	\$1,365
BASE BID SUBTOTALS		\$305,880	\$199,323	\$505,203
Design Contingency	15.0%			\$75,780
Subtotal				\$580,983
General Conditions	10.0%			\$58,098
Subtotal				\$639,082
OH & P	15.0%			\$95,862
Subtotal				\$734,944
Bond	2.5%			\$18,374
Subtotal				\$753,318
BASE BID TOTAL:				\$753,318
BASE BID TOTAL (ROUNDED):				\$753,300
<i>Base Bid Goal</i>				\$775,000
<i>Delta</i>				-\$21,682
OPTIONS				
OPTION 1 TOTAL (ELECTRIC SERVICE)				\$115,590
OPTION 2 TOTAL (WATER SERVICE AND HOLDING TANK)				\$47,120
PROJECT TOTAL w/OPTIONS				\$916,011



******PUBLIC NOTICE******

THE PEASE DEVELOPMENT AUTHORITY

PORT COMMITTEE

WILL CONDUCT A MEETING ON

MONDAY JULY 22, 2024 @ 8:30 A.M.

IN THE PEASE DEVELOPMENT AUTHORITY BOARD ROOM AT

55 INTERNATIONAL DR.

PORTSMOUTH, NH 03801



From: Brenda Therrien <B.Therrien@peasedev.org>

Date: July 19, 2024 at 9:33:55 AM EDT

Subject: FYI Rye Harbor discussion-Port Committee meeting Monday 7/22/2024

Good morning,

Attached is the agenda for Monday's PDA Port Committee meeting. Also attached are the DRAFT schematic designs for the proposed retail platform, and the associated schedule for the project.

Public comment will be accepted at the end of the presentations.

Thank you,

Brenda

Brenda Therrien

Administrative Assistant

Division of Ports and Harbors

555 Market St.

Portsmouth, NH 03801

P: 603-766-9221

F: 603-436-2780

b.therrien@peasedev.org

www.portofnh.org

|



PEASE DEVELOPMENT AUTHORITY
PORT COMMITTEE AGENDA

MONDAY, JULY 22, 2024, at 8:30 AM

PEASE DEVELOPMENT AUTHORITY BOARD ROOM
55 INTERNATIONAL DR.
PORTSMOUTH NH 03801

1. CALL TO ORDER
2. PRESENTATION – RYE HARBOR MARINE FACILITY-RETAIL PLATFORM
 - i. Appledore Marine Engineering /Oak Point Associates to present schematics for what is included in the budget
 - ii. Proposed Schedule, up to and including contract award *
3. NEW BUSINESS
 - i. Star Island Corporation: Proposed terms for Right of Entry, 315 Market St. Burge Dock *
 - ii. Cornell/Shoals Marine Lab: Proposed terms for Right of Entry, 315 Market St., Burge Dock *
4. OLD BUSINESS
5. PUBLIC COMMENT
6. PRESS QUESTIONS
7. ADJOURNMENT

- * Related Materials Attached
** Related Materials Previously Sent
*** Related Materials will be provided under separate cover
+ Materials to be distributed at Board Meeting
■ Confidential Materials