

MOTION

Director Levesque:

The Pease Development Authority Board of Directors authorizes the

Executive Director to:

1. Accept the lowest qualified bid from, and complete negotiations and execute a contract with, Bonette Page & Stone Corporation of Laconia, New Hampshire in an amount not to exceed \$991,845.00, for the Base Bid and Option Item No. 1, regarding the Portsmouth Commercial Fish Pier Building Replacement Project;
2. Authorize the Executive Director to proceed with additional Option Items Nos. 2–6, as he determines appropriate, in a total amount not to exceed \$269,704.00, conditioned on the approval of a member of the Executive Committee and a report to the Board at its following meeting; and
3. Utilize up to \$778,084.00 of the ARPA funding received for this project with any necessary funding difference coming from Division of Ports and Harbors unrestricted funds.

All in accordance with the memorandum of Myles Greenway, Interim Director of the Division of Ports and Harbors, dated November 8, 2024; attached hereto.

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Memorandum

To: Paul E. Brean, Executive Director
From: Myles Greenway, Interim Port Director *MYJ (BT)*
Date: November 8, 2024
Subject: Portsmouth Commercial Fish Pier Building Replacement

Consistent with Division of Ports and Harbors (“DPH”) acceptance of American Rescue Plan Act (“ARPA”) funds to replace the Portsmouth Commercial Fish Pier Building a competitive bid process for demolition of the existing building and construction of a new building was conducted. From the onset of this project DPH Staff and Appledore Marine Engineering (“AME”), DPH’s on-call professional engineering firm, have recognized cost estimates for the design and construction of the total project would likely be more expensive than the allocated \$1,000,000.00 in ARPA grant funding.

To proceed with the project in a fiscally responsible manner and meet the ARPA grant requirements and deadlines, the bid consisted of a “Base Bid” for demolition and construction of the basic building, with an additional six Option Items. Each Option Item serves as a separate scope of work focusing on building upfitting.

A public bid opening was held on Wednesday, November 6, 2024. Four bid submissions were received from the following contractors.

- Bonnette Page & Stone Corporation, Laconia NH
- Careno Construction Company, LLC, Portsmouth NH
- H.L. Patten Construction Company Incorporated, Kittery ME
- Loureiro Building Construction LLC, Portsmouth, NH

A bid comparison was developed to compare the individual Contractor bids with one another and with the Engineer’s cost estimate. The Base Bid Lump Sum values range from \$858,009.00 to \$1,098,183.00. The Base Bid plus Bid Options range from \$1,261,549.00 to \$1,714,724.00. Bonnette Page & Stone Corporation was the lowest bid for the Base Bid and all individual Bid Options. The total low bid provided by Bonnette Page & Stone of \$1,261,549.00 (base and options) is within 1.2% of AME’s cost estimate for the project and deemed reasonable.

	Careno Construction	HL Patten	Loureiro Bldg Construction	Bonnette Page & Stone
Base	\$ 1,041,654.62	\$ 985,000.00	\$ 1,098,183.00	\$ 858,009.00
Option 1- Bait Cooler	\$ 190,534.61	\$ 164,900.00	\$ 286,146.00	\$ 133,836.00
Option 2- Fish Cooler	\$ 229,449.80	\$ 149,400.00	\$ 286,146.00	\$ 225,785.00
Option 3- Bathroom	\$ 40,420.65	\$ 24,500.00	\$ 10,219.00	\$ 13,140.00
Option 4 Temp Dock Power	\$ 6,741.30	\$ 4,800.00	\$ 2,022.00	\$ 1,999.00
Option 5- Pavement	\$ 24,789.63	\$ 29,400.00	\$ 24,247.00	\$ 21,562.00
Option 6- Bollards at OH doors	\$ 7,987.86	\$ 5,000.00	\$ 7,761.00	\$ 7,218.00
Total	\$ 1,541,578.47	\$ 1,363,000.00	\$ 1,714,724.00	\$ 1,261,549.00

The Base Bid and scope of work for each Option Item and Bonnette Page & Stone's bid is shown in the following table:

BASE BID: Total Price for the entire work in accordance with the drawings and specifications, including all labor, material equipment, transportation, coordination, testing, commissioning, and supervision required but excluding work provided in another priced item.	\$858,009.00
Option Item No.1: Price for provision of Insulation and Cooling -Bait, complete and in accordance with the drawing and specifications, including all labor, material, equipment, transportation, coordination.	\$133,836.00
Option Item No.2: Price for provision of Insulation and Cooling -Ice and Fish, complete and in accordance with the drawing and specifications, including all labor, material, equipment, transportation, coordination, testing, commissioning, and supervision required but excluding work provided in another priced item.	\$225,785.00
Option Item No.3: Price for provision of a Bathroom, complete and in accordance with the drawing and specifications, including all labor, material, equipment, transportation, coordination, testing, commissioning, and supervision required but excluding work provided in another priced item.	\$13,140.00
Option Item No. 4: Price for provision of Temporary Dock Power, complete and in accordance with the drawing and specifications, including all labor, material, equipment, transportation, coordination, testing, commissioning, and supervision required but excluding work provided in another priced item.	\$1,999.00
Option Item No.5: Price for provision of Asphalt Pavement, complete and in accordance with the drawing and specifications, including all labor, material, equipment, transportation, coordination, testing, commissioning, and supervision required but excluding work provided in another priced item.	\$21,562.00
Option Item No.6: Price for provision of Bollards at Overhead Doors, complete and in accordance with the drawing and specifications, including all labor, material, equipment, transportation, coordination, testing, commissioning, and supervision required but excluding work provided in another priced item.	\$7,218.00
Lump Sum Base Bid + Lump Sum Bid Options	\$1,261,549

While Bonnette Page & Stone Corporation provided a competitive bid, the total project amount results in a cost that exceeds the remaining \$778,084.00 in ARPA Funds available for the project. As such, to even proceed with the Base Bid will require the use of additional DPH funds. With the foregoing in

mind, staff recommend proceeding with the Base Bid and Option Item No. 1, upfit of the Bait Cooler at a cost of \$991,845.00. Based on staff knowledge of the facility and feedback provided through the public process, use of the bait cooler is most in demand at the facility. The \$213,761.00 funding shortfall to proceed with the Base Bid and Option Item No. 1 will be funded through DPH unrestricted funds. Whether to proceed with the remaining Option Items will be decided over the coming months based on external funding opportunities and potential federal government reimbursement of unrestricted DPH funds that were used for prior storm damage remediation.¹

At the November 14, 2024, Pease Development Authority (“PDA”) Board of Directors Meeting, please request authorization for PDA/DPH to accept the low bid and to negotiate and enter into an agreement with Bonnette Page & Stone Corporation to complete the work at the Portsmouth Fish Pier identified in the Base Bid and Option Item No. 1 in an amount not to exceed \$991,845.00. Additionally, please seek authorization for the Executive Director to approve moving forward with additional Option Items (Option No. 2 through Option No. 6) conditioned on the approval of a member of the Executive Committee and a report to the PDA Board at its following meeting, with the total additional Option Item expense not to exceed \$269,704.00.

¹ Even if DPH receives reimbursement of unrestricted funds, it will be necessary to review DPH fund balances against DPH expenses to determine if proceeding with any additional Option Items on this project is feasible.