



LATE ITEM X.B.

MOTION

Director Torr:

The Pease Development Authority Board of Directors hereby authorizes the Executive Director to execute an extension to the Right of Entry with Equine Architectural Products, Inc. for use of a portion of the former bulk fuel storage area located at 119 Arboretum Drive. The Right of Entry is extended retroactively from May 22, 2018 and will be extend through December 31, 2018; all in accordance with the Extension of Right of Entry dated June 19, 2018, attached hereto.

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PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

1300 International Blvd., Portsmouth, NH 03801

June 19, 2018

By Email only: jriston@equineap.com

John T. Riston
Equine Architectural Products, Inc.
PO Box 27
Pylesville, MD 21132-0027

Re: Extension of Right of Entry for Use of Portion of the Former Bulk Fuel Storage Area, 119 Arboretum Drive, Pease International Tradeport, Portsmouth, NH

Dear Mr. Riston:

This letter will serve to extend to December 31, 2018, the Right of Entry ("ROE") dated November 22, 2017, and amended January 9, 2018, which expired on May 21, 2018. This extension is granting to Equine Architectural Products, Inc. ("Equine") and/or its agents to enter upon the premises defined as a portion of the former Bulk Fuel Storage Area ("Premises"). All other terms and conditions of the ROE dated November 22, 2017 shall remain in full force and effect. This ROE is subject to the approval of the PDA Board of Directors at its next meeting on June 21, 2018. Please indicate by your signature below Equine's consent and return the same to me.

Very truly yours,

David R. Mullen
Executive Director

Agreed and accepted this _____ day of _____, 2018

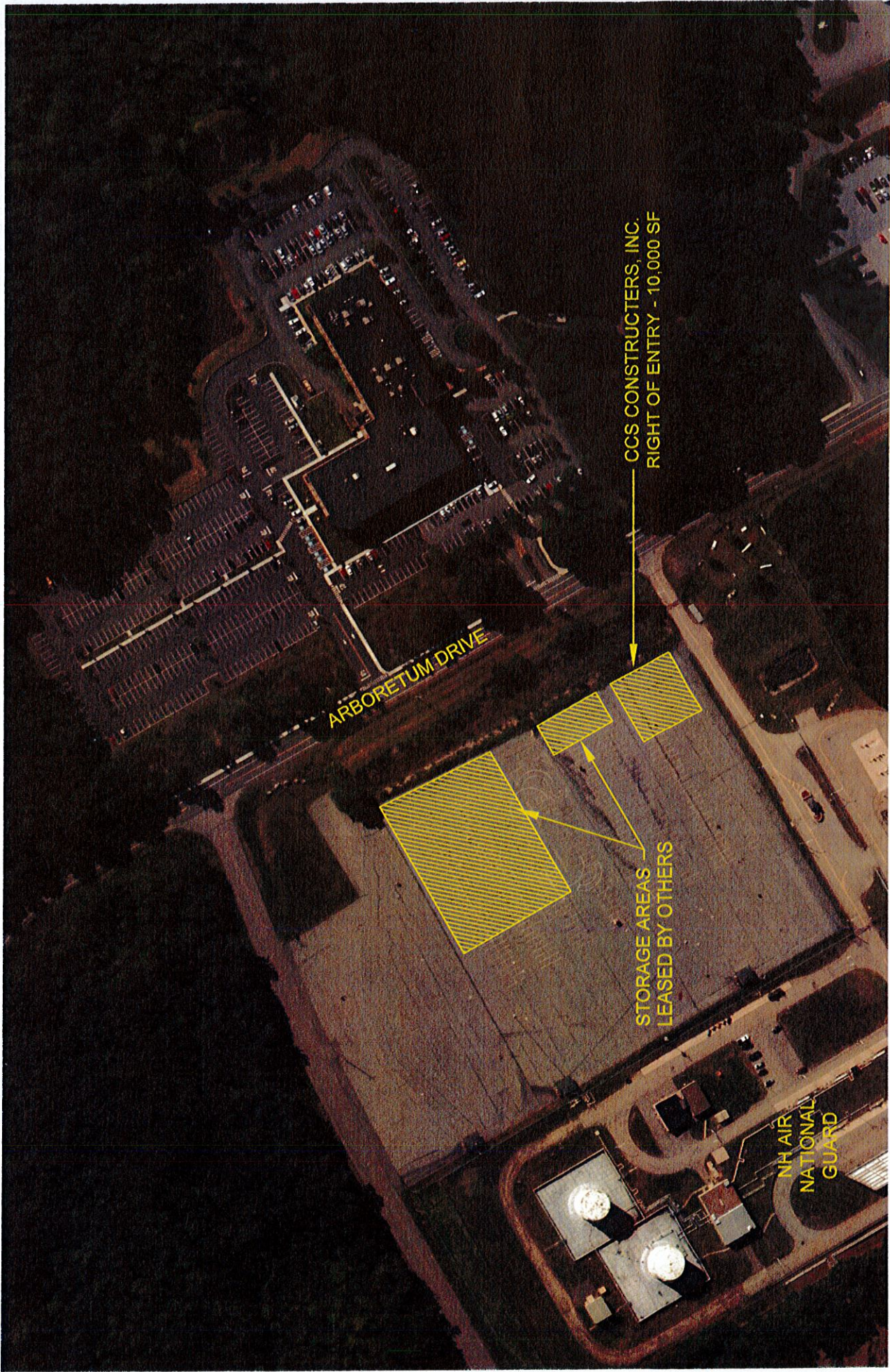
Equine Architectural Products, Inc.

By: _____
duly authorized

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PEASE INTERNATIONAL TAKING YOU THERE

1300 International Blvd., Portsmouth, NH 03801 | Phone: 603.886.1000 | Fax: 603.886.1001



Right of Entry for CCS Constructors, Inc.

DESIGNED BY: MRM

DATE: 6/15/18

SCALE: 1"=200'

PEASE DEVELOPMENT AUTHORITY

55 INTERNATIONAL DRIVE, PORTSMOUTH, NH 03801

LATE ITEM X.B.

MOTION

Director Bohenko:

The Pease Development Authority Board of Directors hereby authorizes the Executive Director to complete negotiations and to execute a contract with Martineau Electric for a period of three years with two one-year options to extend at the sole discretion of the Executive Director, beginning July 1, 2018; all on the same terms and conditions set forth in the memorandum of Paul E. Brean, Airport Director, dated June 15, 2018, attached hereto.

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Memorandum

To: David R. Mullen, Executive Director
From: Paul E. Brean, Airport Director
Date: 6/15/18
Subject: On-Call Electrical Service RFP

In June 2018, the Pease Development Authority (“PDA”) issued a Request for Proposal (“RFP”) for the purpose of on-call electrical services at all PDA properties. On June 13, 2018, four qualified bids were received from Martineau Electric, Piquette & Howard, Richardson Electric, and Yates Electric.

	Proposal Total
Martineau Electric	\$59,025
Piquette & Howard	\$66,600
Richardson Electric	\$58,175*
Yates Electric	\$68,500

All bidders were provided a specified number of hours for Master, Journeyman and Apprentice hourly rates and, in addition, were given a markup example for materials and subcontractors to calculate their combined rate total. These totals were then compared. During the review process, it was identified that Richardson Electric did not use the appropriate format to calculate the cost of markup for materials and subcontractors. After Richardson Electric’s cost for markup of materials and subcontractors was calculated correctly, Martineau Electric became the lowest qualified bidder at \$59,025. PDA will utilize Martineau’s rates and charges on an as-needed basis.

I request that you seek PDA Board approval on June 21, 2018 to enter into a service agreement with Martineau Electric. The contract period will be for three years with two additional one-year options, based on substantially the same terms as the original contact, which may be exercised at the sole discretion of the Executive Director of the PDA.



LATE ITEM XI.B.

MOTION

Director Lamson:

The Pease Development Authority Board of Directors hereby approves of and consents to the Right of Entry ("ROE") with Craig Schreck dba Hampton Beach Parasail ("Schreck") for the use of an existing building for the purpose of ticket sales and paddle board operations. The ROE will become effective after Schreck meets all requirements and will be effective through June 20,, 2018; all in accordance with the memorandum of Geno J. Marconi, Division Director, dated June 18, 2018, attached hereto.

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PEASE
INTERNATIONAL

555 Market Street, Suite 1 Portsmouth, NH 03801

PORTS AND HARBORS

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

FROM: Geno J. Marconi, Director 

DATE: June 18, 2018

SUBJECT: Hampton Harbor Marine Facility, Right of Entry, Craig Schreck dba Hampton Beach Parasail

The Division of Ports and Harbors ("DPH") has received a request from Craig Schreck dba Hampton Beach Parasail ("HBP"), to enter into a Right of Entry ("ROE") agreement for an existing building located at the Hampton Harbor Marine Facility. HBP has purchased the building from Mike Tarentino of Hampton Beach Parasail, Inc. and intends to use the building as a ticket office for the parasail and paddle board operations.

The Division has reviewed the request and recommends to the PDA Board of Directors, the approval of the ROE under the following conditions:

- PREMISES: Hampton Harbor Marine Facility, Hampton, NH
- PURPOSE: Ticket sales building for parasail and paddle board operations
- TERM: Upon approval through June 30, 2020
- FEES: \$1000.00 for the 1st year ground rental, July 1, 2018 – June 30, 2019
Second year (July 1, 2019-June 30, 2020) to be reviewed and determined prior to February 1, 2019 at which time HBP may accept or cancel the ROE.
Parking fee of \$5.00 per car through December 31, 2018
- INSURANCE: Minimum insurance coverage, Commercial General Liability and/or Protection and Indemnity Insurance in the amount of \$1,000,000.00 endorsed for piers, docks and gangway coverage. Workers Compensation coverage to statutory limits as applicable and required, as the same may be required or appropriate in connection with the individual operations of each entity doing business on state property. Said policy shall include a waiver of subrogation in favor of the State of New Hampshire and the PDA-DPH and provide that such coverage shall be primary and non-contributing with respect to any coverage, self-insured or otherwise, which may be carried by the State or PDA-DPH. Amounts and types may change from time to time contingent upon the nature and scope of operations of each entity authorized to conduct business at Hampton Harbor Marine Facility. Insurance provided pursuant to the ROE may not be cancelled without providing PDA-DPH with at least thirty (30) days advance written notice.

○ ○ ○ ○ T A K I N G Y O U T H E R E

ph: 603-436-8500 fax: 603-436-2780 www.peasedev.org

Pease Development Authority
55 International Drove
Portsmouth NH, 03802

Hampton Beach Parasail
Mike Tarantino
1 Ocean Blvd
Hampton Beach NH, 03842

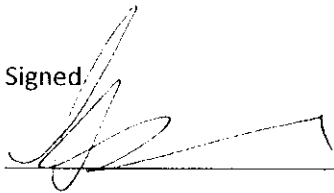
To Whom it may concern:

I am selling the business Hampton Beach Parasail as well as the building to Craig Shreck . Craig will keep the name Hampton Beach Parasail and is requesting an ROE to conduct the business exactly as I have.

Sincerely,

Mike Tarantino and Craig Schreck

Signed,



Mike Tarantino



Craig Schreck