



PEASE DEVELOPMENT AUTHORITY  
PORT COMMITTEE AGENDA

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

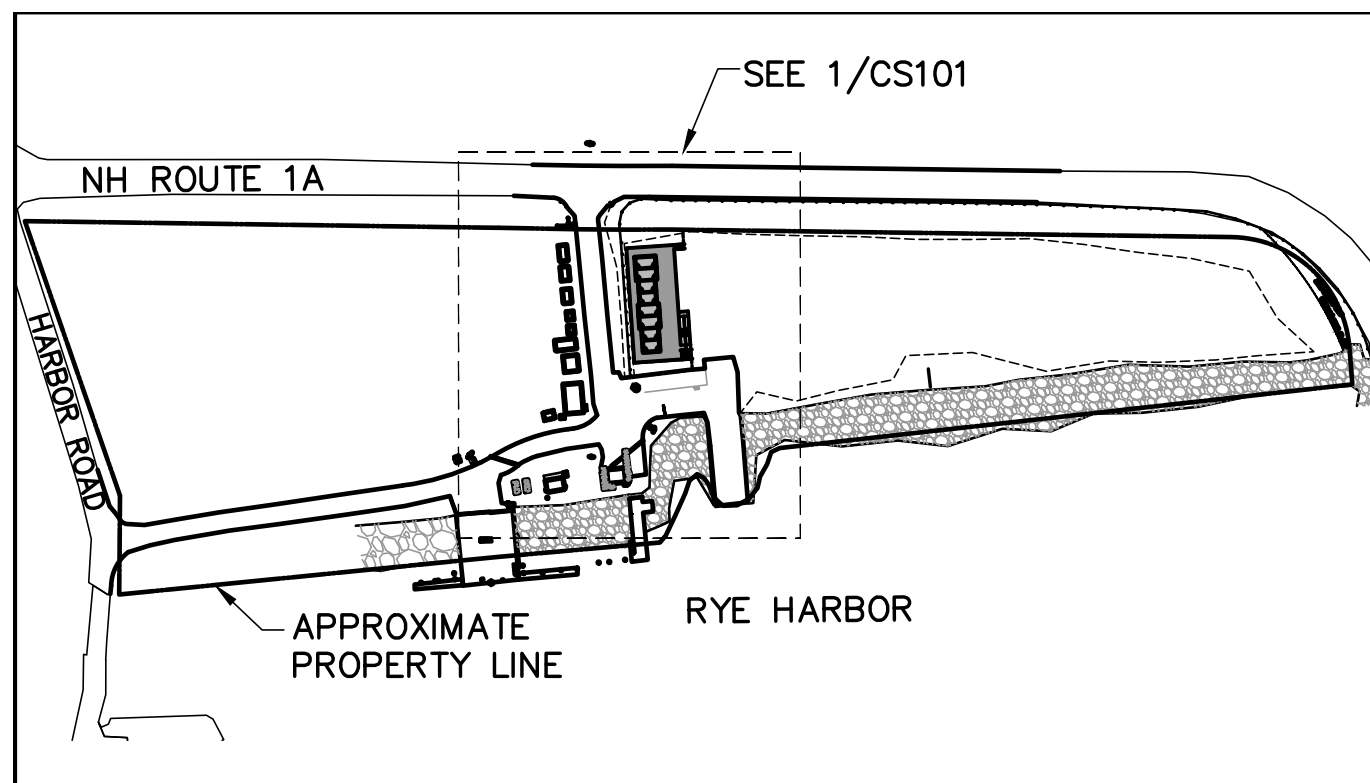
PEASE DEVELOPMENT AUTHORITY BOARD ROOM  
55 INTERNATIONAL DR.  
PORTSMOUTH NH 03801

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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





**VICINITY MAP**  
SCALE: 1"=200'



**LOCUS MAP**  
SCALE: 1"=1,500'

**LEGEND**

	EXISTING SHED/STRUCTURE
	EXISTING PROPERTY LINE
	EXISTING EDGE OF WETLAND
	EXISTING LIMIT OF TIDAL BUFFER ZONE
	EXISTING EDGE OF GRAVEL
	EXISTING EDGE OF PAVEMENT
	EXISTING DOUBLE YELLOW LINE
	EXISTING SINGLE WHITE LINE
	EXISTING GUARDRAIL
	EXISTING GRADE CONTOUR LINE
	EXISTING OVERHEAD UTILITIES
	EXISTING STORM DRAIN LINE
	EXISTING CATCH BASIN
	EXISTING UTILITY POLE WITH GUY
	EXISTING WETLAND
	EXISTING RIPRAP
	BUILDING/STRUCTURE
	EDGE OF GRAVEL PARKING



**EXISTING KEYNOTES: (THIS SHEET ONLY).**

- ① EXISTING SHED/STRUCTURE.
- ② EXISTING ASPHALT PAVEMENT.
- ③ EXISTING GRAVEL PARKING.
- ④ EXISTING METAL GUARDRAIL W/ WOOD POTS.
- ⑤ EXISTING RIPRAP.
- ⑥ EXISTING TURF/GRASS.
- ⑦ EXISTING WETLAND.
- ⑧ EXISTING PARKING KIOSK.
- ⑨ EXISTING ACCESSIBLE RAMP.
- ⑩ EXISTING GRASS AND OTHER VEGETATION.

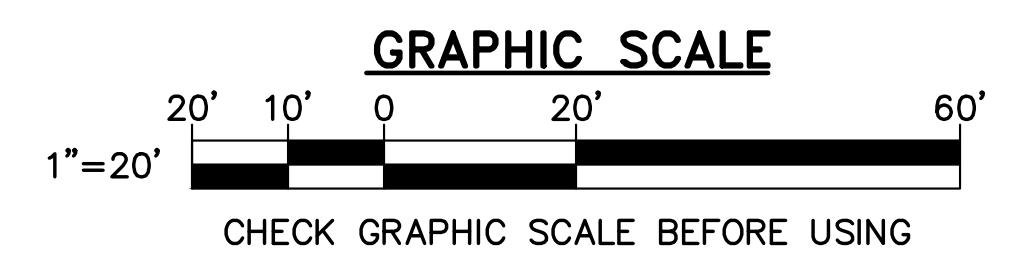
**KEYNOTES: (THIS SHEET ONLY).**

- ① PILE SUPPORTED WOOD DECK.
- ② DOCK HOUSE.
- ③ STAIR.
- ④ ACCESSIBLE RAMP.
- ⑤ TURF - 4" TOPSOIL, SEED, FERTILIZER AND MULCH.

**NOTES**

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE BASED ON RECORD DRAWINGS
2. EXISTING CONDITIONS ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY DOUCET SURVEY IN JULY OF 2024 AND RECORD DRAWINGS.
3. HORIZONTAL CONTROL IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD83. VERTICAL CONTROL IS BASED ON MEAN LOWER LOW WATER (4.62' ABOVE NAVD88).

**1 CONCEPT SITE PLAN**  
CS101 SCALE: 1"=20'



DESIGNED BY: SES  
DRAWN BY: SES  
CHECKED BY: SES  
PROJECT: 22404.11

**PEASE DEVELOPMENT AUTHORITY**  
DIVISION OF PORTS AND HARBORS  
55 Market Street  
Portsmouth, NH

**RYE HARBOR**  
**DECK AND DOCK HOUSE**  
1870 Ocean Boulevard  
Rye, NH

**CONCEPT SITE PLAN**

SCALE: AS NOTED  
DATE: 07-18-24  
DWG.: **CS101**  
SHEET: OF .



NOT FOR CONSTRUCTION

DESIGNED BY: XXX  
 DRAWN BY: XXX  
 CHECKED BY: XXX  
 PROJECT: 22404.11

PEASE DEVELOPMENT AUTHORITY  
 DIVISION OF PORTS AND HARBORS  
 55 Market Street  
 Portsmouth, NH

RYE HARBOR  
**DECK AND DOCK HOUSE**  
 1870 Ocean Boulevard  
 Rye, NH

**CONCEPT FLOOR PLAN**

SCALE: AS NOTED

DATE: 07-18-24

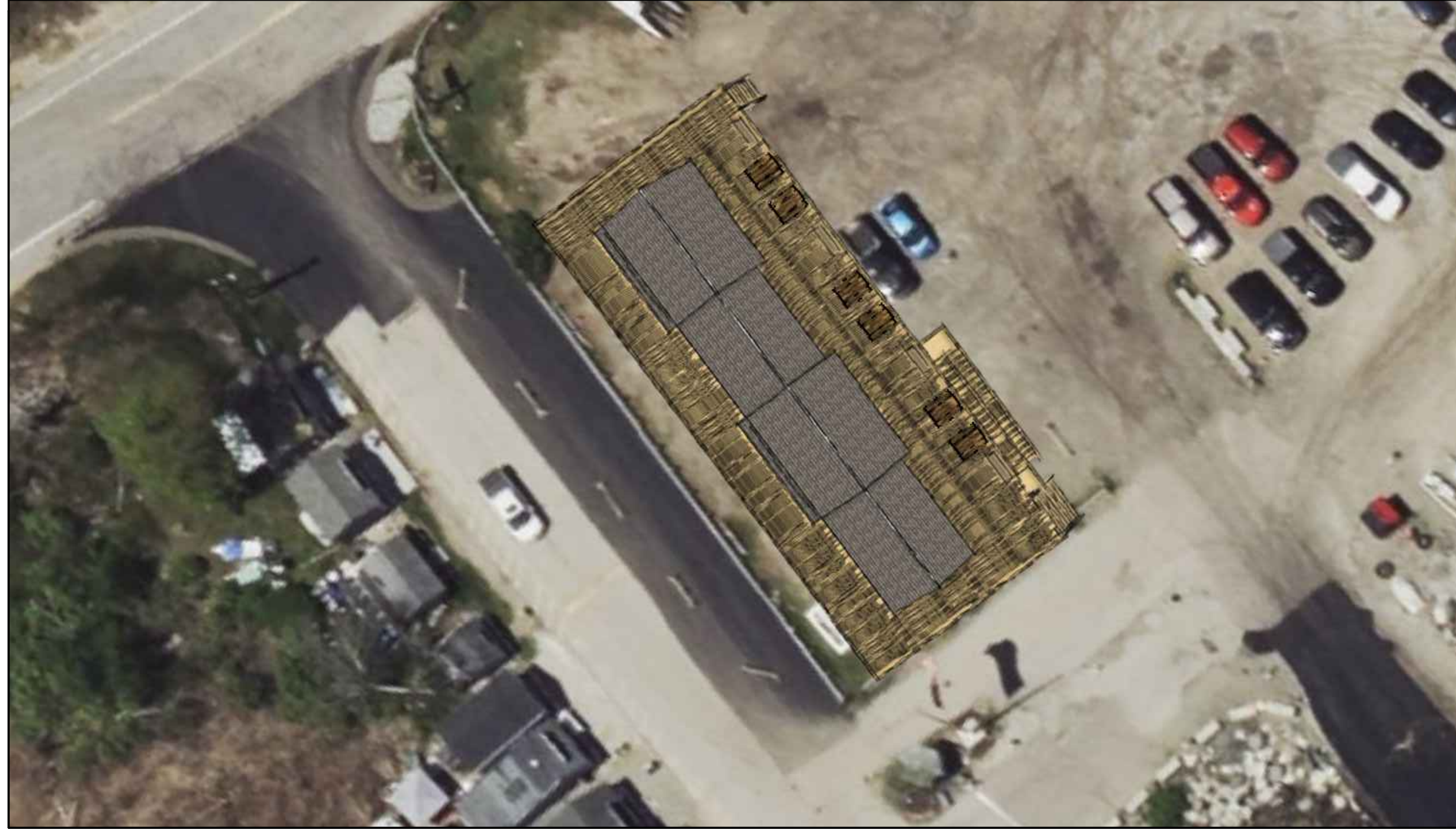
DWG.: **AE101**

SHEET: OF .



**1 CONCEPT FLOOR PLAN**  
 AE101 SCALE: 1/4"=1'-0"





NOT FOR CONSTRUCTION

DESIGNED BY: XXX  
 DRAWN BY: XXX  
 CHECKED BY: XXX  
 PROJECT: 22404.11

**PEASE DEVELOPMENT AUTHORITY**  
**DIVISION OF PORTS AND HARBORS**  
 55 Market Street  
 Portsmouth, NH

RYE HARBOR  
**DECK AND DOCK HOUSE**  
 1870 Ocean Boulevard  
 Rye, NH

**3D VIEWS**

SCALE: AS NOTED  
 DATE: 07-18-24

DWG.: **AE201**

SHEET: OF .



# 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
<b>BASE BID - PROJECT COST SUMMARY</b>				
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
<b>BASE BID SUBTOTALS</b>		<b>\$305,880</b>	<b>\$199,323</b>	<b>\$505,203</b>
Design Contingency Subtotal	15.0%			\$75,780
General Conditions Subtotal	10.0%			\$58,098
OH & P Subtotal	15.0%			\$95,862
Bond Subtotal	2.5%			\$18,374
<b>BASE BID TOTAL:</b>				<b>\$753,318</b>
<b>BASE BID TOTAL (ROUNDED):</b>				<b>\$753,300</b>
<i>Base Bid Goal</i>				\$775,000
<i>Delta</i>				-\$21,682
<b>OPTIONS</b>				
OPTION 1 TOTAL (ELECTRIC SERVICE)				\$115,590
OPTION 2 TOTAL (WATER SERVICE AND HOLDING TANK)				\$47,120
<b>PROJECT TOTAL w/OPTIONS</b>				<b>\$916,011</b>



Project Schedule for  
**Pease Development Authority - Division of Ports and Harbors**  
**Rye Harbor Platform**  
 File Version: Fri 6/28/24

ID	Task Name	Duration	Start	Finish	Timeline												
					Jun	Qtr 3, 2024 Jul	Aug	Sep	Qtr 4, 2024 Oct	Nov	Dec	Qtr 1, 2025 Jan					
1	Schematic Submission	0 days	Fri 7/19/24	Fri 7/19/24		◆ 7/19											
2	Port Committee Meeting	0 days	Mon 7/22/24	Mon 7/22/24		◆ 7/22											
3	Pre-Final Design Submission	40 days	Mon 7/22/24	Fri 8/30/24			█										
4	PDA to Request Legal Review of EJCDC specs	7 days	Sat 8/31/24	Fri 9/6/24				█									
5	Final Submission	25 days	Sat 9/7/24	Tue 10/1/24					█								
6	PDA Review	14 days	Wed 10/2/24	Tue 10/15/24						█							
7	Advertise Contract Documents for Bidding Public	1 day	Wed 10/16/24	Wed 10/16/24							█						
8	Bids Due	21 days	Thu 10/17/24	Wed 11/6/24								█					
9	Bid Summary AME Recommendation to DPH	2 days	Thu 11/7/24	Fri 11/8/24									█				
10	PDA Board Meeting	0 days	Thu 11/14/24	Thu 11/14/24										◆ 11/14			
11	Contract Award	19 days	Thu 11/14/24	Mon 12/2/24											█		

To: Pease Development Authority Board of Directors  
From: Myles Greenway, Interim Director Ports and Harbors  
Date: July 22, 2024  
Subject: Cornell University-Shoals Marine Lab Right of Entry Parcel A-2 and Burge Wharf

The Division of Ports and Harbors received a request from Cornell University-Shoals Marine Lab (“Shoals”) for an extension of its Right of Entry (ROE) for the use of a portion of Parcel A-2, Burge Dock and adjacent parking lot located at the Market Street Marine Terminal.

Shoals operates the college and laboratory facility located on Appledore Island, Isles of Shoals, Kittery, Maine. The Burge Dock has long served as the main land base of operations for Shoals research and supply vessels. These vessels are the main connection between the main land and the island for equipment and supplies, including food and pick-up and drop-off of employees and students.

Therefore, the Division recommends that the PDA Board of Directors approves an extension of the Right of Entry (ROE) for Shoals in accordance with the following terms and conditions:

**PREMISES:** The “Burge Dock” located at the Market Street Marine Terminal (location map attached)

**PURPOSE:** Dockage for two (2) support vessels and parking and use of the common area for the loading and discharge of employees, students, passengers, supplies, and equipment

**TERM:** Beginning October 1, 2024 and ending on “TBD” (1-3 years?) Either way, first term will end on October 31, 2025 (13 months)

**DOCKAGE:** For the first year, \$140.00 per foot, Length Overall (LOA), for one (1) vessel of forty-seven (47) feet in length, Additionally, one (1) vessel thirty-seven (37) feet in length will be allowed to utilize the dock and raft alongside the larger vessel. Beginning November 1, 2025, and continuing through the adjustment made on TBD, the dockage rate shall be established at an annual rate equal to the prior year’s annual dockage rate plus Consumer Price Index (“CPI”) adjustment, not to exceed 3%, provided that any such CPI adjustment shall not exceed 12% in any five (5) year period.

**PASSENGER FEE/  
WHARFAGE:** \$1.00 per paying passenger, each consecutive year to be negotiated

**STORAGE:** \$500.00 per year for a storage shed to be shared by Star Island Corporation

**INSURANCE:**

Minimum insurance coverage to include Protection and Indemnity Insurance in the amount of \$1,000,000 endorsed for piers, docks and gangway coverage. Workers Compensation coverage, automobile liability coverage in a minimum amount of \$1,000,000 and commercial general liability in a minimum amount of \$2,000,000 as the same may be required or appropriate in connection with the individual operations of each entity doing business on state property. Coverage amounts and types may change from time to time contingent upon the nature and scope of operations. Shoals is authorized to conduct business at the Burge Dock. Primary and Non-Contributory coverage and Waiver of Subrogation is required.

All other terms and conditions of the ROE, as amended, shall remain in full force.

DRAFT



To: Pease Development Authority Board of Directors  
From: Myles Greenway, Interim Director Ports and Harbors  
Date: July 22, 2024  
Subject: Star Island Corporation Right of Entry, Parcel A-2 and Burge Wharf

The Division of Ports and Harbors has received a request from the Star Island Corporation (Star) for an extension of its Right of Entry (ROE) for the use of a portion of Parcel A-2, the Burge Wharf and adjacent parking lot at the Market Street Marine Terminal.

Star Island Corporation (“Star”) owns and operates the hotel and conference center located on Star Island, Isles of Shoals, Rye, New Hampshire. The Burge Dock has long served as the main land base of operations for Star’s supply vessels. These vessels are the main connection between the main land and the island for equipment and supplies, including food, and pick-up and drop-off of employees. Directly abutting the Burge Wharf, from the Barker Wharf, the Isles of Shoals Steamship Company provides ferry service to Star Island, carrying the guests that stay at the hotel for the week long conferences.

Therefore, the Division recommends that the PDA Board of Directors approves extension of the Right of Entry (ROE) for the Star Island Corporation in accordance with the following terms and conditions:

**PREMISES:** The “Burge Dock” located at the Market Street Marine Terminal (location map attached)

**PURPOSE:** Berthing for two (2) corporate vessels and for transporting employees, equipment, refuse and supplies to and from its facilities on Star Island at the Isles of Shoals. Parking and use of the common area.

**TERM:** Beginning October 1, 2024 and ending on “TBD” (1-3 years?) Either way, first term will end on October 31, 2025 (13 months)

**DOCKAGE:** For the first year, \$140.00 per foot, Length Overall (LOA), for one (1) vessel of forty-six (46) feet in length, the Shining Star and one (1) vessel thirty-four (34) feet in length, the Almeda. Beginning November 1, 2025, and continuing through the adjustment made on TBD, the dockage rate shall be established at an annual rate equal to the prior year’s annual dockage rate plus Consumer Price Index (“CPI”) adjustment, not to exceed 3%, provided that any such CPI adjustment shall not exceed 12% in any five (5) year period.

**PASSENGER FEES/**

**WHARFAGE:** \$1.00 per paying passenger, for the first year, each consecutive year to be negotiated

**DUMPSTERS:**

\$500.00 per dumpster to locate two (2) dumpsters on the property to be shared by Shoals Marine Laboratory and Isles of Shoals Steamship Co.

**STORAGE:**

\$1000.00 per year for a storage shed to be used exclusively by Star and \$500 per year for a storage shed to be shared by Shoals Marine Laboratory.

**INSURANCE:**

Minimum insurance coverage to include Protection and Indemnity Insurance in the amount of \$1,000,000 endorsed for piers, docks, and gangway coverage. Workers Compensation coverage, automobile liability coverage in a minimum amount of \$1,000,000 and commercial general liability in a minimum amount of \$2,000,000 as the same may be required or appropriate in connection with the individual operations of each entity doing business on state property. Coverage amounts and types may change from time to time contingent upon the nature and scope of operations. Star Island Corporation is authorized to conduct business at the Burge Dock. Primary and Non-Contributory coverage and Waiver of Subrogation is required.

All other terms and conditions of the ROE, as amended, shall remain in full force.

DRAFT