

## Request for Information Port Infrastructure Development Opportunities

### Introduction

The Harbor Development Commission d/b/a the New Bedford Port Authority is seeking information from individuals and businesses working directly and indirectly within the Port of New Bedford.

The New Bedford Port Authority's primary charge is to be in administrative charge of the Port of New Bedford through:

1. The implementation of best management practices over port resources;
2. The development of economic growth strategies; and
3. The development of best uses of Port infrastructure

To this end, it is the goal of the New Bedford Port Authority to support waterfront businesses to keep New Bedford as the #1 U.S. fishing port, and to expand existing businesses and capitalize on new opportunities like offshore wind that will maximize the Port's potential as an economic engine to create jobs and strengthen the New Bedford economy all the while delivering the best services possible to our existing users. [For more information regarding Port planning, you can visit our website.](#)

To accomplish these goals, the NBPA would like to understand the goals and needs of its current and potential users to ensure the NBPA strategically develops parcels of land on the waterfront either managed by the NBPA or otherwise.

Responses to this RFI constitute a free exchange of ideas and do not obligate respondents to any future development projects or commitments. Respondents are encouraged to provide as much information as possible- these responses will help the NBPA make better-informed decisions on planning and development in the harbor. **No responses will be considered incomplete- if certain sections do not apply, leave them blank.**

This Request for Information seeks information from water-dependent and related businesses on the following items:

**1. General Information:**

- a. Name of Company or Vessel
- b. Name of person responding to RFI
- c. Address of business
- d. Phone number
- e. Email
- f. Marine Industry (fishing, ferry, etc.)
- g. Number of employees

**2. Vessel Dockage:**

- a. Is your business interested in dedicated vessel dockage?
- b. How many linear feet would you utilize?
- c. What is the minimum water depth that you require?
- d. How much would you pay for that dedicated dockage?
- e. What amenities/services would you require (power, water, trash, security, etc.)?
- f. Would you invest in shoreside amenities (power, water, trash, security, etc.) that you require? If so, how much would you be willing to invest?
- g. What amenities would you require from the NBPA? What would you pay the NBPA for those amenities?

**3. Landside Facility:**

- a. Are there any underutilized parcels of land on the waterfront that you would be interested in leasing if developed by the NBPA or others?
  - i. If so, please articulate the location.
- b. Would you and/or another businesses be interested in developing the underutilized parcel?
- c. What is the minimum building footprint for such a facility in square feet?
- d. Are you interested in dockage located at the landside facility?
  - i. What is the minimum depth in feet required for such a facility?
  - ii. How many linear feet of bulkhead is required?
  - iii. What is the number, size and type of vessels that you would like to berth at the facility?
- e. What are the parking requirements for such a facility?
- f. How many truck bays would be required?
- g. Would you be interested in leasing land and bulkhead, and developing the lease to suit your needs?
  - i. How much are you willing to pay to lease unimproved land? Please answer in \$/square foot annually.
  - ii. How much are you willing to pay to lease bulkhead? Please answer in \$/linear foot monthly.
  - iii. What is the minimum length of term in years you would require to make such an investment?

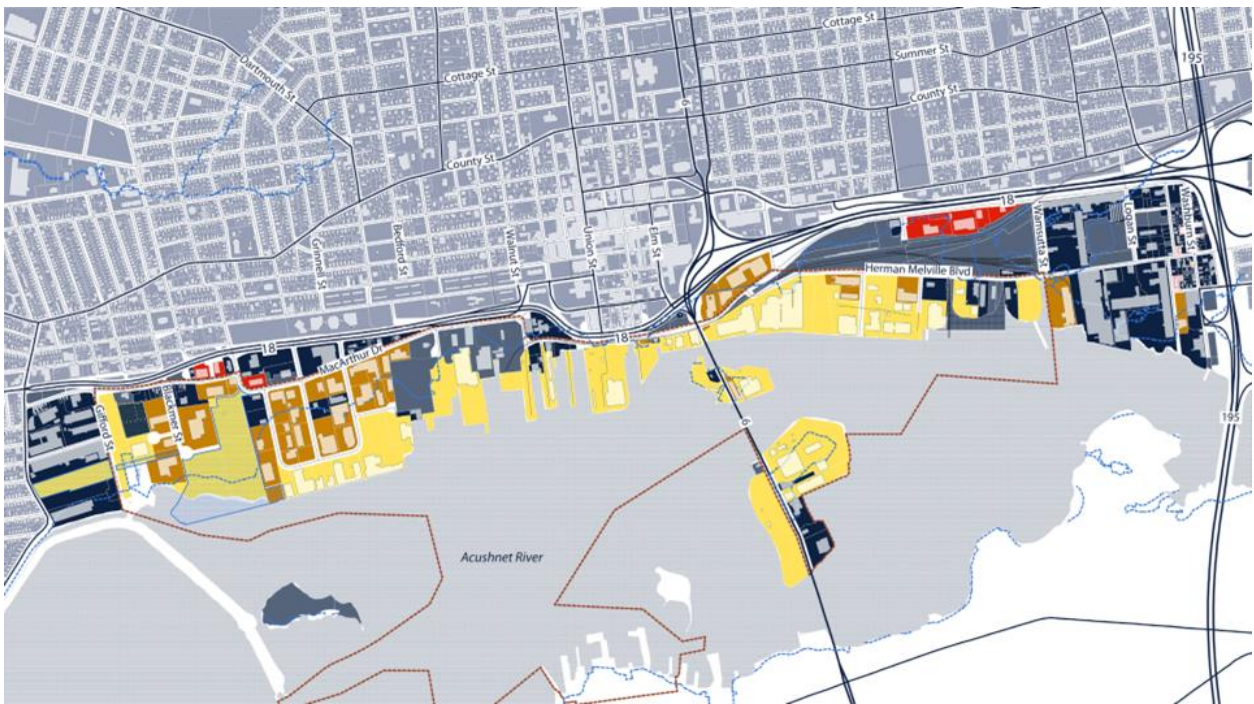
**4. Public Port Infrastructure:**

- a. Would you or your company be interested in short-term rental of shared-use port infrastructure for loading and offloading seafood, gear, materials, people, supplies, cargo etc?
- b. Seafood:

- i. Would you like to see the NBPA operate a public seafood offloading (take-out) facility?
  - ii. Would your company be interested in operating such a facility?
  - iii. How many linear feet of bulkhead would be required for you and or another business to be interested in operating a public seafood auction?
  - iv. What is the minimum depth required for such a facility?
  - v. What is the minimum building footprint for such a facility?
  - vi. What are the parking requirements for such a facility?
  - vii. How many truck bays would be required?
  - viii. Where would you like to see the public seafood offloading facility located?
  - ix. What is the appropriate revenue stream for such a facility (hourly rental, percentage of catch, number of cents/lb, etc)?
  - x. How much would you be willing to spend to rent such a facility?
- c. Gear/Equipment/Crew
- i. Would your company like to see a shared use infrastructure for temporarily loading and unloading gear, equipment and crew onto vessels?
  - ii. Would you like to see the NBPA operate such a facility?
  - iii. Would your company be interested in operating such a facility?
  - iv. How many linear feet of bulkhead would be required for you and or another business to be interested in utilizing such a facility?
  - v. What is the minimum depth required at such a facility?
  - vi. What is the minimum building footprint for such a facility, if applicable?
  - vii. What are the parking requirements for such a facility, if applicable?
  - viii. How many truck bays would be required, if applicable?
  - ix. Where would you like to see the shared use gear/equipment/crew facility located?
  - x. What is the appropriate revenue stream for such a facility (hourly rental, etc)?
  - xi. How much would you be willing to spend to rent such a facility (per hour)?

**5. Other:**

- a. Are there any additional uses/services you would like to see on any of the public piers/wharves? Please describe in detail what the use is, and include, if applicable:
  - i. What is the minimum depth required?
  - ii. What is the minimum building footprint, if applicable?
  - iii. What are the parking requirements?
  - iv. How much are you willing to spend to utilize this infrastructure?



**Response Submission Deadline:**

January 21st, 2020, 4:00 PM

**Point of Contact for Inquiries and Submissions:**

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**Disclaimer**

A response to this RFI does not constitute a formal application or guarantee or imply an approval for any business development or contract. As a public entity, the New Bedford Port Authority is subject to the Massachusetts Public Records Law (set forth at Massachusetts General Laws Chapter 66). There are very limited and narrow exemptions to disclosure under the Public Records Law. If you wish to have the NBPA treat certain information or documentation as confidential, please contact the NBPA In-House Counsel, Pamela Lafreniere at 508-961-3000 for potential applicability prior to submission.

Any submissions made to the NBPA could be subject to disclosure under applicable law, including Public Records Law.