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State of New Hampshire
DEPARTMENT OF ADMINISTRATIVE SERVICES
OFFICE OF THE COMMISSIONER
25 Capitol Street – Room 120
Concord, New Hampshire 03301

Charles M. Arlinghaus
Commissioner
(603)-271-3201

Joseph B. Bouchard
Assistant Commissioner
(603)-271-3204

Catherine A. Keane
Deputy Commissioner
(603)-271-2059

Division of Public Works
Design and
Construction
Project Nos. 80899-B

January 3, 2019

His Excellency, Governor Christopher T. Sununu
and the Honorable Council
State House
Concord, New Hampshire 03301

REQUESTED ACTION

Authorize the Department of Administrative Services, Division of Public Works, Design and Construction for a sole source contingency amendment associated to the contract with Brookstone Builders, Inc. (VC# 155834), Manchester NH in the amount of \$81,462.00. The contract was originally approved by Governor and Council August 23, 2017, Item #110, for project Moisture Intrusion Remediation at the State Library. The contingency was erroneously omitted in the original request and shall be effective upon Governor and Executive Council approval. **100% General Funds.**

Funding is available in the account titled Department of Administrative Services as follows:

01-14-14-146030-15210000 State Library Parapet

034-500162- Repair/Renovations Bldgs. \$ 81,462

Grand Total \$ 81,462

EXPLANATION

Laws of 2017 and Chapter 228:1, II, B, 8, Laws of 2017, Library Repair Parapet and Ceiling Repair. . The purpose of this contingency is to repair structural deficiencies created by moisture intrusion at the State Library. A contingency for unforeseen conditions was erroneously omitted from the original Governor and council request August 23, 2017. This request is a sole source because it exceeds 10% of the contract. The contingency funds become part of Brookstone's contract only upon approval of necessary change orders.

The contractor was pre-qualified by the Department of Transportation. The contract has been approved by the Attorney General as to form and execution, and the Department of Administrative Services has certified that the necessary funds are available. Copies of the fully executed contract are on file at the Secretary of State's Office and the Department of Administrative Services, Division of Public Works Design and Construction.

Attached please find a copy of prior Governor and Council letter for this project.

Respectfully submitted,



Charles M. Arlinghaus
Commissioner

DPW



State of New Hampshire
DEPARTMENT OF ADMINISTRATIVE SERVICES
OFFICE OF THE COMMISSIONER
25 Capitol Street – Room 120
Concord, New Hampshire 03301

CHARLES M. ARLINGHAUS
Commissioner
(603)-271-3201

JOSEPH B. BOUCHARD
Assistant Commissioner
(603)-271-3204

Division of Public Works
Design and Construction
Project No. 80899R – Contract B

August 1, 2017

His Excellency, Governor Christopher T. Sununu
and the Honorable Council
State House
Concord, New Hampshire 03301

8/23/2017

REQUESTED ACTION

1). Authorize the Division of Public Works Design and Construction to enter into a contract with Brookstone Builders, Inc. (VC# 155834) Manchester, New Hampshire, for a total price not to exceed \$740,803, for the New Hampshire State Library Moisture Intrusion Remediation, Concord, New Hampshire. This contract is effective upon Governor and Council approval through November 15, 2018, unless extended in accordance with the contract terms. **100% Capital – General Funds.**

2). Further authorize the amount of \$20,696 be approved for payment to the Department of Administrative Services, Division of Public Works Design and Construction (VC# 177875), for engineering services provided, bringing the total to \$761,499. **100% Capital – General Funds.**

Funding is available in account titled Administrative Services – Division of Plant & Property Management as follows:

01-14-14-146030-49770000 State Library	<u>SFY18</u>
034-500162- Repair/Renovations Bldgs.	<u>\$ 220,267</u>
Sub-Total	<u>\$ 220,267</u>
01-14-14-146030-15210000 State Library Parapet	
034-500162- Repair/Renovations Bldgs.	\$ 520,536
034-500162- Interagency DPW Fees	<u>20,696</u>
Sub-Total	<u>\$ 541,232</u>
Grand Total	<u>\$ 761,499</u>

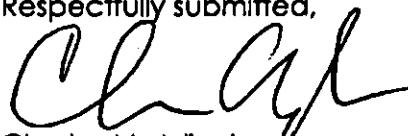
EXPLANATION

Per Chapter 220:1, II, B, 10 Laws of 2015, as extended by Chapter 228:22, State Library Repair Parapet and Ceiling Repair, Laws of 2017 and Chapter 228:1, II, B, 8, Laws of 2017, Library Repair Parapet and Ceiling Repair . The project will complete exterior repointing of the granite parapet on the South face of the building, removal and replacement of existing roofing system at the tower area only. The project also includes repointing of two (2) chimneys.

The contractor has been pre-qualified by the Department of Transportation. The contract has been approved by the Attorney General as to form and execution; and the Department of Administrative Services has certified that the necessary funds are available. Copies of the fully executed contract are on file at the Secretary of State's Office and the Department of Administrative Services, Division of Public Works Design and Construction.

Attached please find a copy of the tabulation of bids for this project along with the contract supplemental information sheet.

Respectfully submitted,



Charles M. Arlinghaus,
Commissioner

Department Estimate: \$681,125 (w/o Alternates)
Contract Amount: \$372,000 (w/o Alternates)
Under Estimate: \$309,125

CONTRACT SUPPLEMENTAL INFORMATION SHEET

PROJECT: DPW Project No. 80899, Contract B (Rebid), New Hampshire State Library - Moisture Intrusion Remediation, Concord New Hampshire.

DESCRIPTION: Exterior repointing of the granite parapet on the South face of the building, removal and replacement of existing roofing system at the tower area only. The project also includes repointing of two (2) chimneys.

UNDER
ESTIMATE

EXPLANATION: The low bid was 45% below the budgeted amount for the base bid of this project. This is largely due to the labor intensive nature of this detail work. The work also involves the use of natural cement for the joints to match the original mortar product used on the building. This is not a readily available product and made it very hard to develop an accurate estimate of the value of the work. There was a lower bid, but the bidder realized they had made a mistake in their bid and withdrew their bid.

ALTERNATES

EXPLANATION: **Alternate #1:** Add work to repair joints at parapet on East face of building.
Alternate #2: Add work to repair joints at parapet on North face of building.
Alternate #3: Add work to repair joints at parapet on West face of building.

DEPARTMENT

ESTIMATE: \$681,125 (without Alternates included)
LOW BID: \$372,000 (without Alternates included)



ABC Bid Data

CONCORD
BIDDER
NON-FEDERAL

PROJECT: CONCORD
 STATE PROJECT NUMBER: 80898
 FED. PROJECT NUMBER: NON-FEDERAL
 DATE BIDS OPEN: June 14, 2017, 02:00 PM
 SCOPE OF WORK: MOISTURE INTRUSION REMEDIATION-STATE LIBRARY
 COMPLETION DATE: November 13, 2018
 LOCATION: Merrimack

Certified by: _____

Summary of Bidders

Contractor	Bid Amount	Rank
CONTRACTING SPECIALISTS INC 453 SOUTH MAIN STREET, ATTLEBORO MA 02703	\$ 173,885.00	A
BROOKSTONE BUILDERS, INC. 600 HARVEY ROAD, MANCHESTER NH 03103-3320	\$ 372,000.00	B
TURNSTONE CORPORATION 479 NASHUA STREET, MILFORD NH 03055-3705	\$ 438,400.00	C

$\$ 372,000 = \text{Base Bid}$
 $\$ 368,803 = \text{AITS 1, 2, \& 3}$

 $\$ 740,803 = \text{Total}$

BUREAU OF PUBLIC WORKS

Award to Brookstone Builders, Inc.
 Hold for Negotiation
 Cancel Contract
 User Agency NH DAS
 Authorized by [Signature]
 Date 07062017

Item No.	Description	Unit	Quantity	P&E		CONTRACTING SPECIALISTS INC 463 SOUTH MAIN STREET ATTLEBORO, MA 02703		BROOKSTONE BUILDERS, INC. 600 HARVEY ROAD MANCHESTER, NH 03103-3320	
				Unit Price	Total	Unit Price	Total	Unit Price	Total
901	MOISTURE INTRUSION REMEDIATION	U	1.00	\$681,125.00	\$681,125.00	\$149,885.00	\$149,885.00	\$348,000.00	\$348,000.00
902	ALLOWANCE FOR ADDITIONS AND MODIFICATIONS TO THE CONTRACT	\$	24,000.00	\$1.00	\$24,000.00	\$1.00	\$24,000.00	\$1.00	\$24,000.00
Totals:					\$705,125.00		\$173,885.00		\$372,000.00
80899B ADD ALTERNATES									
ADD ALTERNATE #1									
991	ADD WORK TO REPAIR JOINTS AT PARAPET ON EAST FACE OF BUILDING	U	1.00	\$319,800.00	\$319,800.00	\$49,110.00	\$49,110.00	\$117,655.00	\$117,655.00
Totals:					\$319,800.00		\$49,110.00		\$117,655.00
ADD ALTERNATE #2									
992	ADD WORK TO REPAIR JOINTS AT PARAPET ON NORTH FACE OF BUILDING	U	1.00	\$355,585.00	\$355,585.00	\$53,715.00	\$53,715.00	\$158,382.00	\$158,382.00
Totals:					\$355,585.00		\$53,715.00		\$158,382.00
ADD ALTERNATE #3									
993	ADD WORK TO REPAIR JOINTS AT PARAPET ON WEST FACE OF BUILDING	U	1.00	\$201,360.00	\$201,360.00	\$39,200.00	\$39,200.00	\$92,768.00	\$92,768.00
Totals:					\$201,360.00		\$39,200.00		\$92,768.00

Item No.	Description	Unit	Quantity	P&E		TURNSTONE CORPORATION 479 NASHUA STREET MILFORD, NH 03055-3705	
				Unit Price	Total	Unit Price	Total

901	MOISTURE INTRUSION REMEDIATION	U	1.00	\$881,125.00	\$881,125.00	\$411,400.00	\$411,400.00
902	ALLOWANCE FOR ADDITIONS AND MODIFICATIONS TO THE CONTRACT	\$	24,000.00	\$1.00	\$24,000.00	\$1.00	\$24,000.00
Totals:					\$705,125.00		\$435,400.00

**80899B ADD ALTERNATES
ADD ALTERNATE #1**

981	ADD WORK TO REPAIR JOINTS AT PARAPET ON EAST FACE OF BUILDING	U	1.00	\$319,800.00	\$319,800.00	\$229,200.00	\$229,200.00
Totals:					\$319,800.00		\$229,200.00

ADD ALTERNATE #2

992	ADD WORK TO REPAIR JOINTS AT PARAPET ON NORTH FACE OF BUILDING	U	1.00	\$355,585.00	\$355,585.00	\$304,300.00	\$304,300.00
Totals:					\$355,585.00		\$304,300.00

ADD ALTERNATE #3

993	ADD WORK TO REPAIR JOINTS AT PARAPET ON WEST FACE OF BUILDING	U	1.00	\$201,360.00	\$201,360.00	\$209,100.00	\$209,100.00
Totals:					\$201,360.00		\$209,100.00



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/16/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER THE ROWLEY AGENCY INC. 45 Constitution Avenue P.O. Box 511 Concord NH 03302-0511	CONTACT NAME: Renee Skillings PHONE (Ac. No. Ext.): (603) 224-2562 FAX (Ac. No.): (603) 224-8032 E-MAIL ADDRESS: rskillings@rowleyagency.com													
	<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Acadia Insurance Company</td> <td>31325</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Acadia Insurance Company	31325	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:
INSURER(S) AFFORDING COVERAGE	NAIC #													
INSURER A: Acadia Insurance Company	31325													
INSURER B:														
INSURER C:														
INSURER D:														
INSURER E:														
INSURER F:														
INSURED State of New Hampshire, Dept of Admin Services c/o Brookstone Builders 600 Harvey Road Manchester NH 03103														

COVERAGES **CERTIFICATE NUMBER: OCP - 80899 Cont B** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADRS (SUBR) (NSD) (WAO)	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO JECT <input type="checkbox"/> LOC OTHER:		OCP70717	7/7/2017	7/7/2018	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 MOISTURE INTRUSION REMEDIATION-STATE LIBRARY OF NEW HAMPSHIRE, CONCORD, NH, PROJECT NUMBER 80899, CONTRACT B

CERTIFICATE HOLDER State of New Hampshire Department of Administrative Services P.O. Box 483 Concord, NH 03302-0483	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE C Holman, CPCU, CIC/C <i>Christie Holman</i>
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CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
7/16/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.

PRODUCER THE ROWLEY AGENCY INC. 45 Constitution Avenue P.O. Box 511 Concord NH 03302-0511	CONTACT NAME: Renee Skillings PHONE (A/C No. Ext.): (603) 224-2562 FAX (A/C No.): (603) 224-8012 EMAIL ADDRESS: rskillings@rowleyagency.com PRODUCER CUSTOMER ID: 00006540													
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INSURER(S) AFFORDING COVERAGE	NAC #													
INSURER A: Acadia Insurance Company	31325													
INSURER B:														
INSURER C:														
INSURER D:														
INSURER E:														
INSURER F:														
INSURED Brookstone Builders Inc. 600 Harvey Road Manchester NH 03103														

COVERAGES **CERTIFICATE NUMBER OR - Concord Library** **REVISION NUMBER:**

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 Loc#: 00001/Bldg#: 00001, 20 Park Street, Concord, NH, 03301

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
A	PROPERTY	CAUSES OF LOSS	CID#70717	7/7/2017	7/7/2018	BUILDING	\$
		DEDUCTIBLES				BUILDING	PERSONAL PROPERTY
	BASIC					1000	BUSINESS INCOME
	BROAD	CONTENTS				EXTRA EXPENSE	\$
	<input checked="" type="checkbox"/> SPECIAL					RENTAL VALUE	\$
	<input checked="" type="checkbox"/> EARTHQUAKE	25000				BLANKET BUILDING	\$
	WIND					BLANKET PERS PROP	\$
<input checked="" type="checkbox"/> FLOOD	25000	BLANKET BLDG & PP	\$				
						\$	
A	<input checked="" type="checkbox"/> INLAND MARINE	TYPE OF POLICY	CID#70717	7/7/2017	7/7/2018	<input checked="" type="checkbox"/> building	\$ 704,803
	CAUSES OF LOSS	Installation/Builder				<input checked="" type="checkbox"/> earthquake	\$ 704,803
	NAMED PERILS	POLICY NUMBER				<input checked="" type="checkbox"/> flood	\$ 704,803
	<input checked="" type="checkbox"/> see above						\$
	CRIME						\$
	TYPE OF POLICY						\$
	BOILER & MACHINERY / EQUIPMENT BREAKDOWN						\$
							\$
							\$

SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 MOISTURE INTRUSION REMEDIATION-STATE LIBRARY OF NEW HAMPSHIRE, CONCORD, NH, PROJECT NUMBER 80899, CONTRACT B

CERTIFICATE HOLDER State of New Hampshire Department of Administrative Services P.O. Box 483 Concord, NH 03302-0483	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE C Holman, CPCU, CIC/C <i>Christine Holman</i>
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Additional Named Insureds

Other Named Insureds

any and all subcontractors

Insured Multiple Names

State Of New Hampshire - Dept Of Admin Services

Municipality, Insured Multiple Names